



68 Pinner Road, Oxhey, Watford, WD19 4ED

Price £650,000 Freehold

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 **Churchills**Bushey



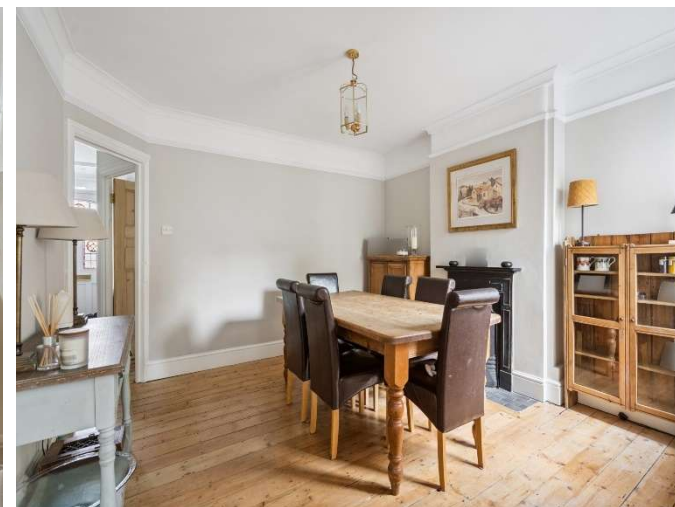
Price £650,000

68 Pinner Road, Oxhey, Watford, WD19 4ED

- 3 Bedroom End Of Terrace Character House
- 2 Separate Reception Rooms
- Feature Fireplaces
- Bedrooms & Bath Off Landing
- Large Rear Garden
- Gas Central Heating/ Double Glazing
- Close To Bushey Station
- No Upper Chain
- Council Tax Band D - Watford Borough Council
- Energy Rating: D

This charming older style 3 bedroom character home beautifully retains many of its original features, including high ceilings and period fireplaces, offering a warm and inviting atmosphere throughout. The property welcomes you with an entrance hall leading to two separate reception rooms, perfect for family living or entertaining, alongside a generous 14ft kitchen/breakfast room. Upstairs, the first floor landing provides access to three bedrooms and a family bathroom. Modern comforts include gas central heating and double glazing, while outside, a delightful rear garden extends to approximately 100ft, providing ample outdoor space. Ideally situated within walking distance of Bushey Mainline Station, this home is offered for sale with no upper chain.









FRONT DOOR

Decorative stained glass windows

ENTRANCE HALLWAY

Stripped wooden flooring, staircase to first floor

RECEPTION ROOM 1 12'4" (3.76m) x 12'0" (3.66m)

Double glazed sash windows to the front bay, picture rail, feature cast iron fireplace, alcove shelving, stripped wooden flooring

RECEPTION ROOM 2 12'4" (3.76m) x 12'0" (3.66m)

Double glazed window to the rear, picture rail, feature cast iron fireplace, storage cupboard, stripped wooden flooring, step down to

KITCHEN/BREAKFAST ROOM 14'6" (4.42m) x 10'0" (3.05m)

Modern fitted wall and base units, granite working surfaces, inset butler sink, Rangemaster cooker with extractor hood over, built in dishwasher, fridge / freezer & washing machine, cupboard containing combination gas fired central heating boiler, breakfast bar, inset spotlights, double glazed windows to side, tiled floor, doors leading on to the rear garden

FIRST FLOOR LANDING

Access to loft room

BEDROOM 1 15'0" (4.57m) x 13'4" (4.06m)

Stripped wooden flooring, double glazed sash windows to the front bay, additional double glazed sash window to the front

BEDROOM 2 12'6" (3.81m) x 10'0" (3.05m)

Stripped wooden flooring, double glazed window to rear, feature cast iron fireplace

BEDROOM 3 10'0" (3.05m) x 7'5" (2.26m)

plus entrance recess, carpet, double glazed window to rear

BATHROOM

With 3 piece white suite comprising panelled bath with shower over, glass shower screen, low level w/c, wash hand basin with pedestal, tiled floor, heated towel rail, part tiled walls, wall mounted storage unit with mirrored front, extractor fan

SECOND FLOOR

LOFT ROOM 15'0" (4.57m) x 15'0" (4.57m)

Accessed via ladder, with Velux window, eaves storage

OUTSIDE

REAR GARDEN

Approx 100ft.

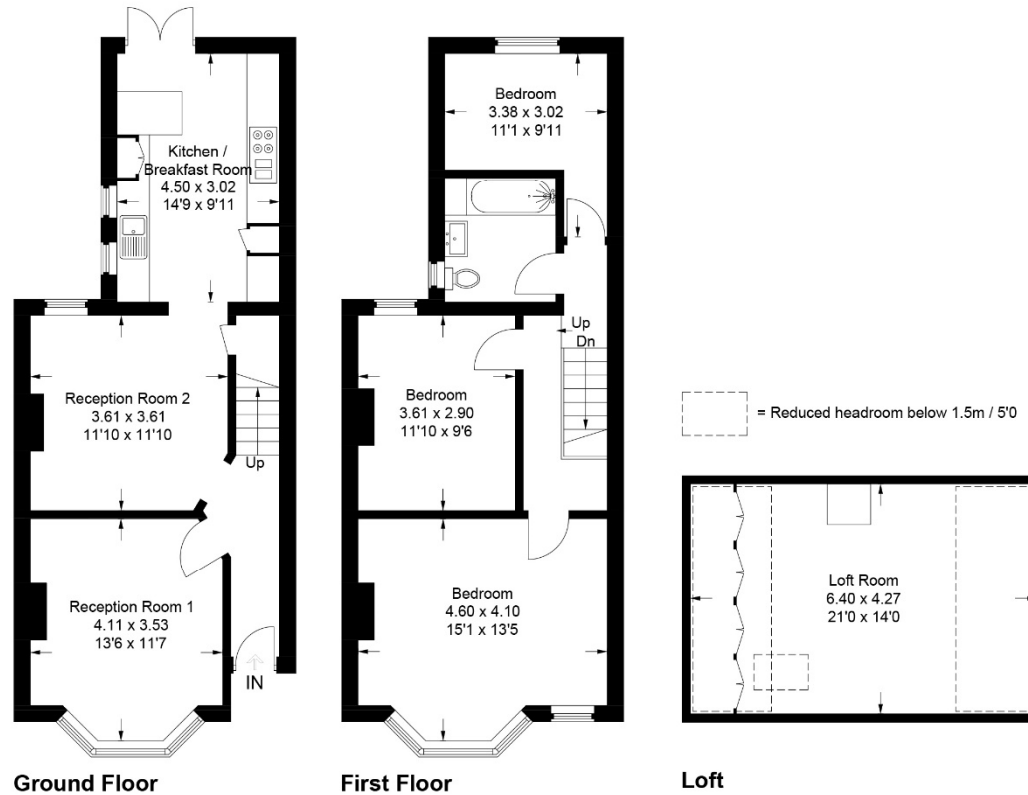
Paved patio area with steps up to lawn, trees and borders, sheds, outside tap and lighting, gated side access

COUNCIL TAX

Watford Borough Council Tax Band D £2747.00 2025/2026

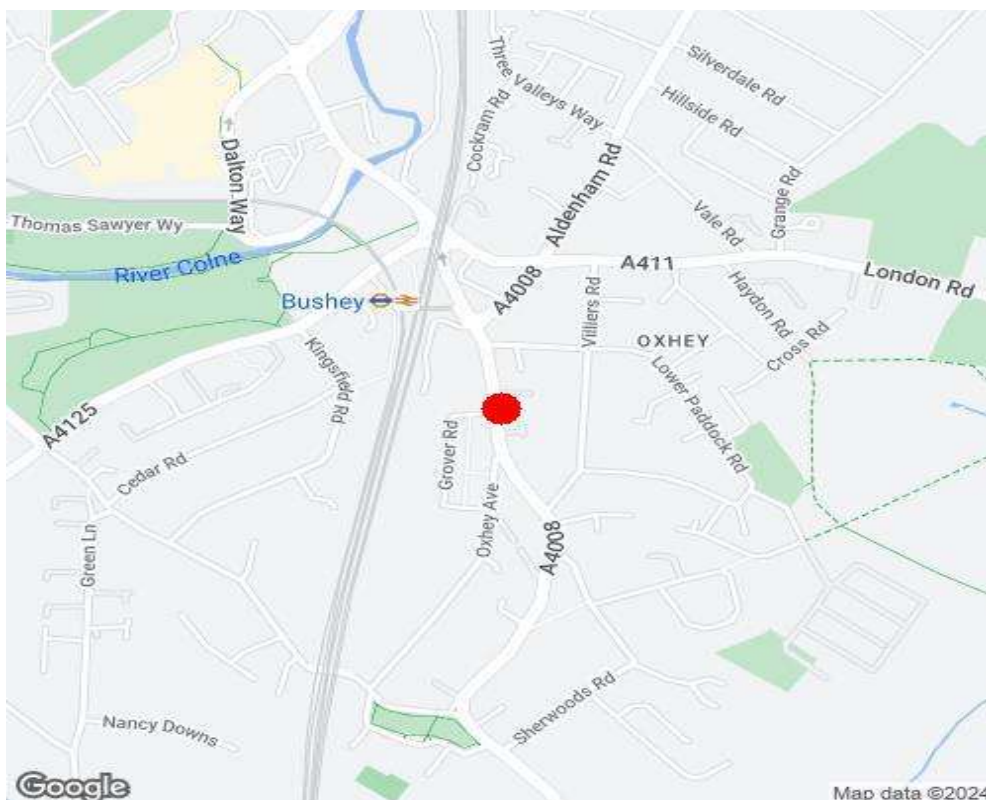
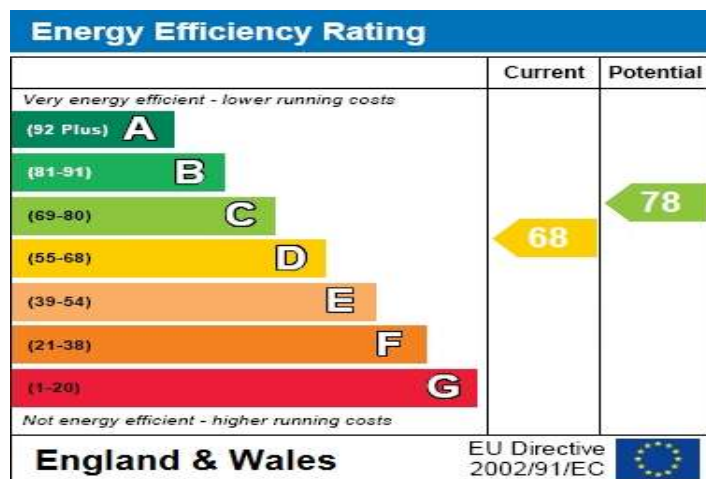
Pinner Road

Approximate Gross Internal Area
 Ground Floor = 48.2 sq m / 519 sq ft
 First Floor = 48.9 sq m / 526 sq ft
 Loft = 27.2 sq m / 293 sq ft
 Total = 124.3 sq m / 1,338 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.