



56 Chalk Hill, Oxhey, WD19 4BX

**AN EXTENDED & WELL MAINTAINED 4 BEDROOM 3 BATHROOM
SEMI DETACHED FAMILY HOME
ENTRANCE PORCH, ENTRANCE HALL
2 SEPARATE RECEPTION ROOMS, 22' MODERN KITCHEN/ BREAKFAST ROOM
MAIN BEDROOM WITH EN-SUITE BATHROOM
2 FURTHER BEDROOMS & BATHROOM ON FIRST FLOOR
BEDROOM 2 WITH EN-SUITE SHOWER ROOM ON SECOND FLOOR
GAS CENTRAL HEATING, DOUBLE GLAZED SASH WINDOWS TO FRONT
120FT REAR GARDEN
OFF STREET PARKING TO THE FRONT
SOUGHT AFTER LOCATION WITHIN EASY REACH
BUSHEY MAINLINE STATION**

Price £735,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

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These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

ENTRANCE PORCH

Front door to

ENTRANCE HALL

Staircase to first floor with large cupboard under - with plumbing for a cloakroom.
Wood flooring, decorative covings



RECEPTION ROOM 1

13'10" (4.22m) Into Bay x 12'10" (3.91m)
Modern fire place feature, double glazed sash windows to the front bay, double doors to



RECEPTION ROOM 2

12'8" (3.86m) x 11'10" (3.61m)
Large double glazed window to the rear, cupboard to alcove

KITCHEN/ BREAKFAST ROOM

22'0" (6.71m) x 10'0" (3.05m)
Modern range of base units and wall cupboards, full height units with integrated fridge and freezer, double electric oven and microwave, cupboard housing gas fired combination boiler, granite working surfaces with inset sink unit, gas hob with stainless steel extractor over, integrated dishwasher and washing machine, breakfast bar, wood flooring, double glazed window, step down to



BREAKFAST AREA

Wood flooring, bi- fold doors leading out to the garden, ample space for breakfast table



FIRST FLOOR LANDING

Staircase to second floor, double glazed window to the side

BEDROOM 1

16'3" (4.95m) x 10'0" (3.05m)
Range of wardrobe cupboards, double glazed windows to both sides, open to

EN-SUITE BATHROOM

10'0" (3.05m) x 7'0" (2.13m)
Panelled bath with central mixer taps, separate shower cubicle, wash hand basin with cupboard under, tiled walls and part tiled floor, inset spotlights



BEDROOM 3

11'10" (3.61m) x 11'10" (3.61m)
Picture rail, double glazed sash windows to the front



BEDROOM 4

12'0" (3.66m) x 11'10" (3.61m)
Picture rail, double glazed window to the rear

BATHROOM

8'4" (2.54m) x 6'0" (1.83m)
Panelled bath with central mixer taps, independent shower over, glass shower screen, low flush wc, wash hand basin, tiled floor part tiled walls, double glazed window



SECOND FLOOR

BEDROOM 2

14'5" (4.39m) x 13'2" (4.01m)
Juliet balcony with double glazed double doors and side windows to the rear, inset spotlights, skylight window to the front, eaves storage cupboards, door to



EN-SUITE SHOWER ROOM

6'2" (1.88m) x 5'8" (1.73m)
Shower cubicle, low flush wc, wash hand basin with cupboard under, tiled floor, part tiled walls, skylight window, inset spotlights

OUTSIDE

REAR GARDEN

120 ft approx.
Large paved patio, lawn and borders, outside tap and lighting, gated side access, several garden sheds

OFF STREET PARKING

2 parking spaces to the front with own drive

COUNCIL TAX

Watford Borough Council Tax
Band E £2305,00 (2020-2021)



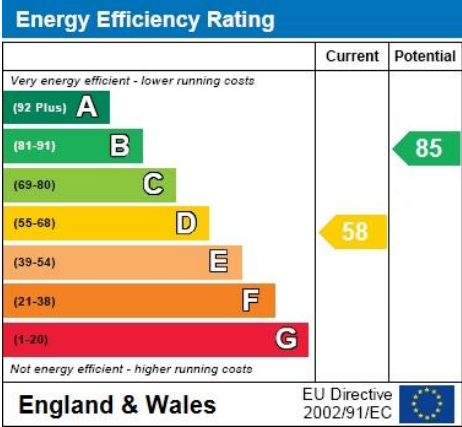


FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE
GRAPH



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