



31 Lower Paddock Road, Oxhey Village, WD19 4DU

**AN EXTENDED 2 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE
IN THE HEART OF OXHEY VILLAGE
WELL MAINTAINED & TASTEFULLY DECORATED THROUGHOUT
ENTRANCE HALL
2 SEPARATE RECEPTION ROOMS
KITCHEN/ BREAKFAST ROOM WITH UTILITY AREA
GROUND FLOOR WET ROOM
2 DOUBLE BEDROOMS & LUXURY BATHROOM WITH BALCONY
GAS CENTRAL HEATING
FITTED SHUTTERS TO FRONT WINDOWS
WELL STOCKED COTTAGE STYLE GARDEN
OFF STREET PARKING SPACE TO THE FRONT
AMPLE SPACE FOR FURTHER EXTENSION (STTP)**

Price £577,500 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

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www.churchillsbushey.co.uk

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

ENTRANCE HALL

Stained glass front door, dado rail, staircase to the first floor



RECEPTION ROOM 1

13'2" (4.01m) Into Bay x 11'9" (3.58m)
Original fire place feature with log burner, dado rail, fitted shutters to front bay windows



RECEPTION ROOM 2

12'6" (3.81m) x 10'9" (3.28m)
Fire place feature with tiled insert and wood surround, picture rail, large storage cupboard under stairs, archway to



KITCHEN/ BREAKFAST ROOM

14'5" (4.39m) x 12'2" (3.71m)
Second Addition Painted Oak base units and matching wall cupboards, under unit lighting, electric oven with gas hob and stainless steel/glass extractor over, magic corner units and pull out units, central workstation with deep butler sink and breakfast bar, natural stone flooring, skylight window, double glazed windows and double doors leading out to the garden, open to



UTILITY AREA

6'8" (2.03m) x 4'0" (1.22m)
Plumbing for washing machine and dishwasher, wall mounted gas fired central heating boiler, inset spotlights, natural stone flooring, double glazed window to the rear, door to

GROUND FLOOR WET ROOM

6'6" (1.98m) x 4'4" (1.32m)
Rain shower head, low flush wc, wash hand basin, tiled walls and floor, inset spotlights, ladder radiator, nature stone floor, double glazed window

FIRST FLOOR LANDING

BEDROOM 1

12'6" (3.81m) x 11'4" (3.45m)
Fire place feature, stripped wood floor, picture rail, fitted shutters to front windows

BEDROOM 2

10'9" (3.28m) x 9'4" (2.84m)
Double glazed window to the rear with fitted blind, cupboard with access to insulated and boarded loft space by pull down ladder

LUXURY BATHROOM

8'3" (2.51m) x 7'3" (2.21m)
Imperial bathroom suite comprising of a free standing roll top bath with shower attachment, low flush wc and wash hand basin, part tiled walls, bamboo wood flooring, stainless steel ladder radiator, double glazed door leading to the balcony

BALCONY

8'7" (2.62m) x 7'0" (2.13m)
Overlooking the garden



OUTSIDE

COTTAGE STYLE REAR GARDEN

Well stocked pretty rear garden with patio area, lawn and borders, space for large storage shed to the side with power, gated side access

COUNCIL TAX

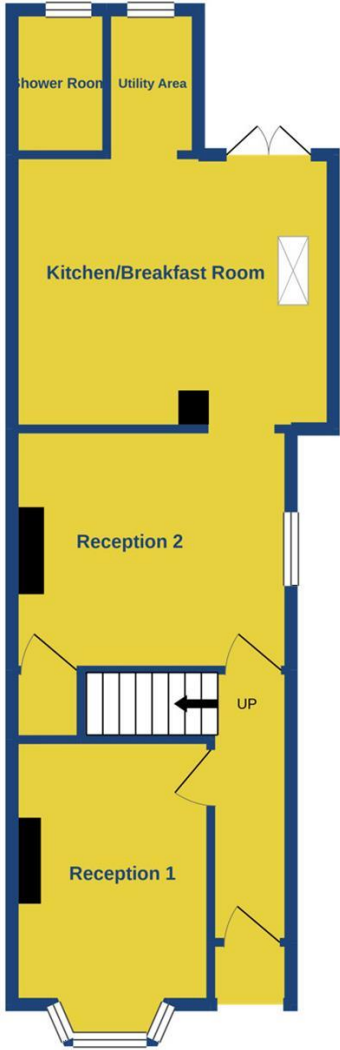
Watford Borough Council Tax
Band D £1886.00 (2020-2021)



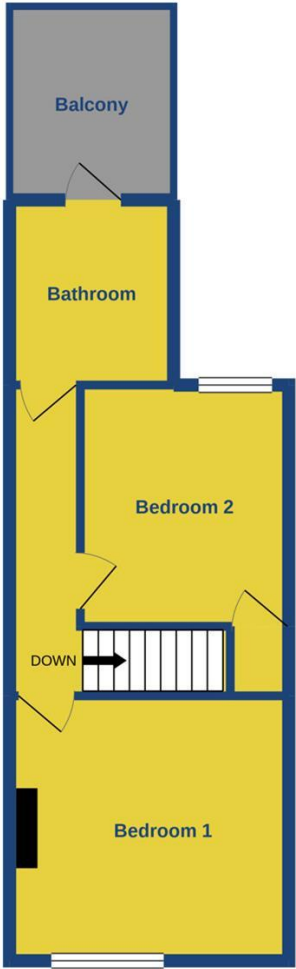


FLOORPLAN

Ground Floor

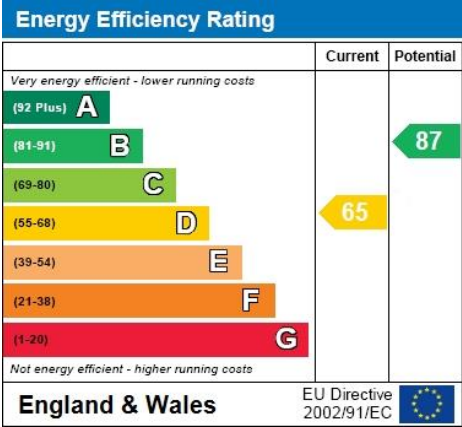


1st Floor



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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