



93 Eastbury Road, Oxhey, WD19 4JP

Price £550,000 Freehold

3  2 

 ChurchillsBushey



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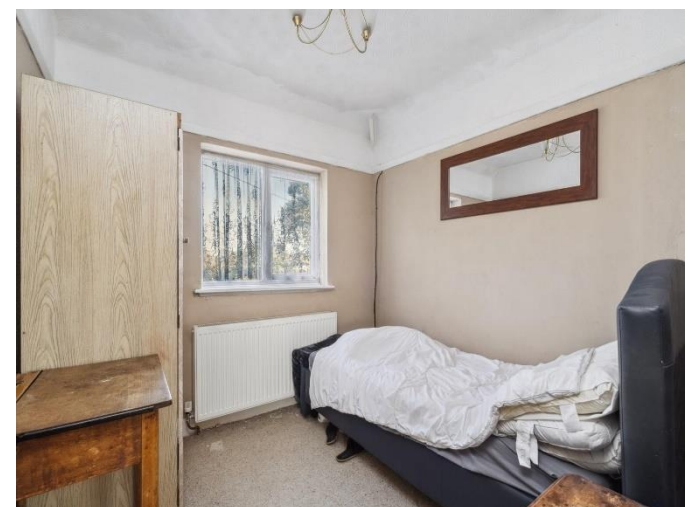
93 Eastbury Road, Oxhey, Watford, Hertfordshire, WD19 4JP

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- Extended 3 Bed 2 Bath Semi
- Two Separate Reception Rooms
- 18ft Open Plan Kitchen/ Dining Room
- Ground Floor Shower Room
- Off Street Parking
- Close To Local Shops
- No Upper Chain
- Energy Rating: D

AN EXTENDED 3 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE, ENTRANCE HALL, TWO SEPARATE RECEPTION ROOMS, 18FT OPEN PLAN KITCHEN/ DINING ROOM, GROUND FLOOR SHOWER ROOM, 3 BEDROOMS, BATHROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, REAR GARDEN, OFF STREET PARKING TO THE FRONT, SITUATED CLOSE TO LOCAL SHOPS, OFFERED FOR SALE WITH NO UPPER CHAIN







#### ENTRANCE HALL

Laminate wood flooring, double glazed window to the side, storage cupboard, staircase to the first floor with cupboard under

#### RECEPTION ROOM 1 10'8" (3.25m) Into Bay x 12'9" (3.89m)

Double glazed window to the front bay, fire place

#### RECEPTION ROOM 2 13'9" (4.19m) x 11'0" (3.35m)

Fire place with fitted gas fire, shelving to alcoves, laminate wood flooring, sliding casement doors leading to kitchen/ dining room

#### KITCHEN/ DINING ROOM 18'5" (5.61m) x 14'7" (4.45m) Max

Open plan room.

Range of wall and base units, working surfaces, sink unit, built in electric oven, gas hob with extractor chimney hood over, built in dishwasher, plumbing for washing machine, wall mounted gas fired central heating boiler, inset spot lights, tiled floor, space for dining table, double glazed window to the side and double glazed patio doors leading on to the garden

#### GROUND FLOOR SHOWER ROOM

Fully tiled. Independent shower cubicle, wash hand basin with cupboard under, low flush wc, chrome ladder radiator, extractor fan, inset spotlights, double glazed window to the side

#### FIRST FLOOR LANDING

Access to the loft, double glazed window to the side

#### BEDROOM 1 13'5" (4.09m) Into Bay x 10'7" (3.23m)

Double glazed window to the front bay, wood flooring, fire place

#### BEDROOM 2 11'9" (3.58m) x 13'1" (3.99m)

Double glazed window to the rear

#### BEDROOM 3 8'5" (2.57m) x 8'3" (2.51m)

Double glazed window to the front

#### BATHROOM

Fully tiled. Panelled bath with hand held shower attachment, wash hand basin with pedestal, low flush wc, mirrored wall cabinet, chrome ladder radiator, extractor fan, double glazed window to the rear

#### OUTSIDE

#### REAR GARDEN

Paved patio, lawn, outside light

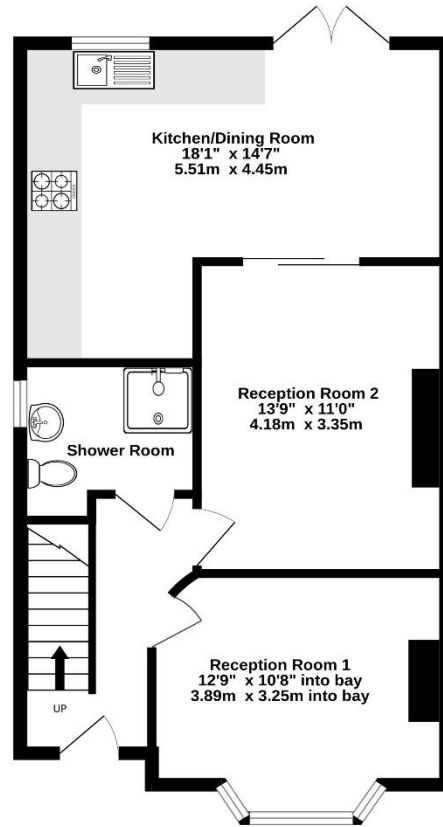
#### OFF STREET PARKING

To the front of the property

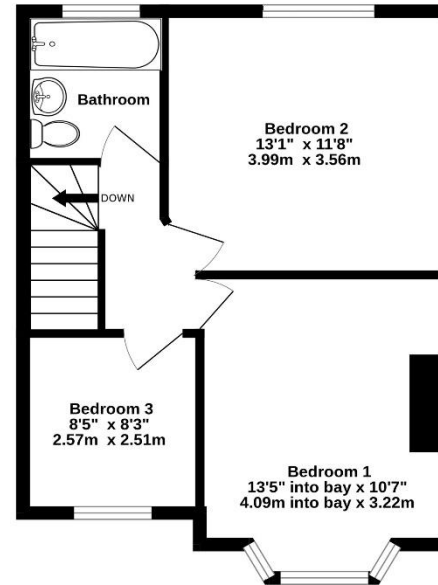
#### COUNCIL TAX

Watford Borough Council, Tax Band D, £2236.30 2024/2025


Ground Floor



1st Floor

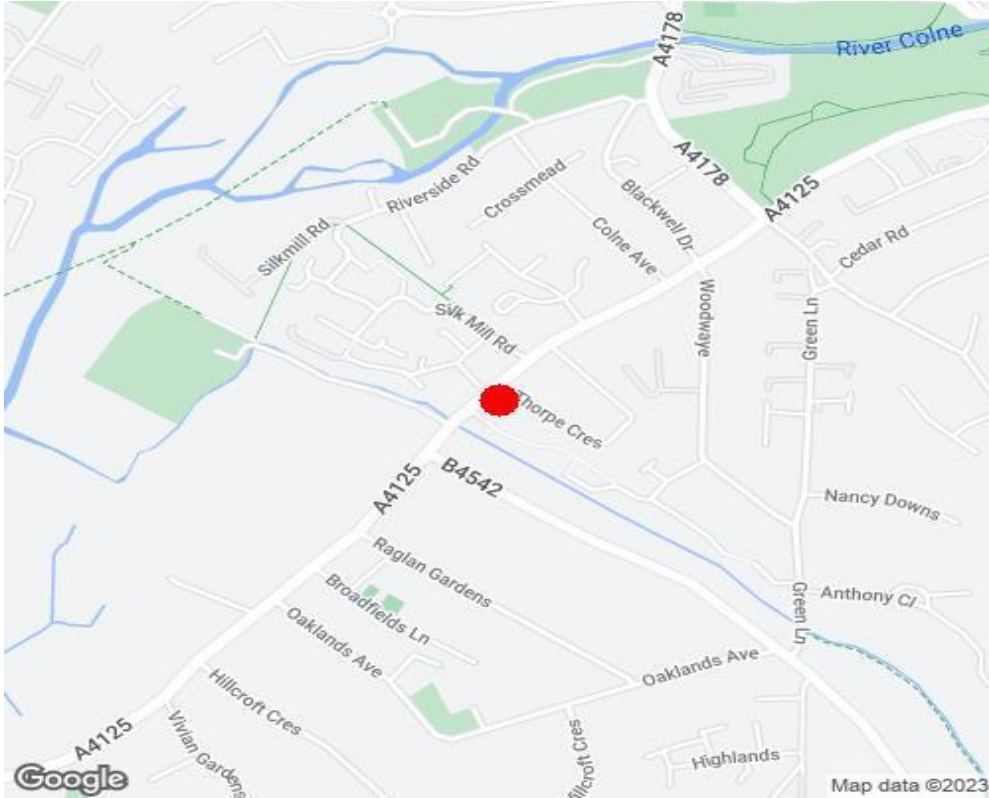


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Important Notice:**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.