



115 Oaklands Avenue, Oxhey Hall, Watford,  
Price £995,000 Freehold

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 ChurchillsBushey





Price £995,000

115 Oaklands Avenue, Oxhey Hall, Watford,  
Hertfordshire, WD19 4TN

- Attractive 5 Bed 3 Bath Semi
- Feature Stained Glass Window
- Under Floor Heating Downstairs
- Modern Open Plan Kitchen/ Family Room
- Double Glazing With Plantation Shutters
- Garden With Large Tiled Patio
- Sought After Location
- Energy Rating: D

AN ATTRACTIVE 5 BEDROOM 3 BATHROOM SEMI DETACHED HOUSE,

EXTENDED BY THE CURRENT OWNERS & WELL PRESENTED THROUGHOUT,

ENTRANCE HALL WITH FEATURE STAINED GLASS WINDOW,

LIVING ROOM, GROUND FLOOR SHOWER ROOM,

OPEN PLAN FAMILY/ KITCHEN/ DINING ROOM, UTILITY ROOM,

UNDER FLOOR HEATING ON GROUND FLOOR,

4 BEDROOMS AND FAMILY BATHROOM ON FIRST FLOOR,

BEDROOM 2 WITH WALK IN SHOWER & ENSUITE WC ON SECOND FLOOR,

DOUBLE GLAZING WITH FITTED PLANTATION SHUTTERS,

GAS CENTRAL HEATING,

REAR GARDEN WITH LARGE PATIO SEATING AREA,

GARAGE & OFF STREET PARKING TO THE FRONT,

SOUGHT AFTER RESIDENTIAL LOCATION WITHIN OXHEY HALL,

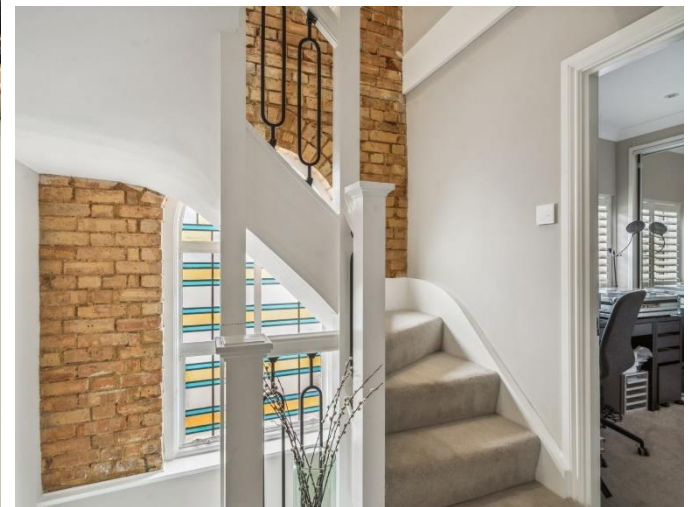
CLOSE TO BUSHEY MAINLINE STATION AND MOOR PARK STATION



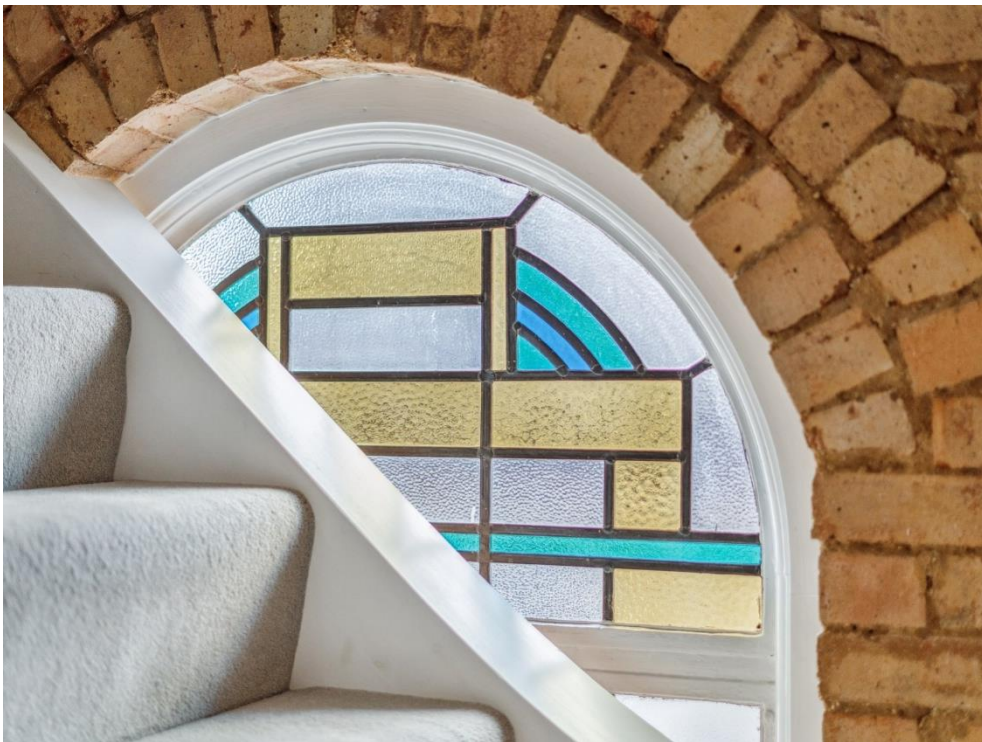
















## ENTRANCE HALL

Staircase to the first floor with cupboard under, storage cupboard, porcelain tiled floor with under floor heating, double glazed leaded light window to the side aspect with fitted plantation shutters

## LIVING ROOM 14'1" (4.29m) x 13'1" (3.99m)

Double glazed leaded light window to the front aspect with fitted plantation shutters, picture rail, attractive corner fireplace

## GROUND FLOOR SHOWER ROOM

Fully tiled with recess shelving, walk in shower, back to wall wc, wash hand basin with cupboard under, chrome ladder radiator, under floor heating, extractor fan, inset spotlights

## FAMILY ROOM 23'5" (7.14m) x 10'10" (3.3m)

Porcelain tiled floor with under floor heating, inset spotlights, open plan to kitchen/ dining room

## KITCHEN/ DINING ROOM 25'2" (7.67m) x 7'7" (2.31m)

Modern fitted kitchen with a range of wall and base units including a larder cupboard and feature plinth lighting. Corian working surfaces incorporating 1 1/2 bowl sink with mixer tap, Miele induction hob & Miele grill with extractor fan over, Neff eye level double oven, integrated fridge freezer, dishwasher & wine cooler, double glazed bifolding doors leading on to the garden

## UTILITY ROOM

Base units with working surfaces, butler sink, plumbing for washing machine, space for tumble dryer, inset spotlights, tiled floor, door to garage

## FIRST FLOOR LANDING

Feature brick wall with stained glass arch window to the side aspect, inset spotlights

## BEDROOM 1 14'0" (4.27m) x 12'0" (3.66m)

Double glazed leaded light window to the front aspect with fitted plantation shutters, picture rail, wardrobe cupboards along one wall with sliding doors, fitted bedside units, inset spotlights

## BEDROOM 3 14'1" (4.29m) x 9'11" (3.02m)

Double glazed leaded light window to the rear aspect with fitted plantation shutters, built in wardrobe cupboard, picture rail, inset spotlights

## BEDROOM 4 9'7" (2.92m) x 9'4" (2.84m)

Double glazed leaded light window to the rear aspect with fitted plantation shutters, wardrobe cupboard with sliding mirrored doors, picture rail, inset spotlights

## BEDROOM 5 8'10" (2.69m) x 7'0" (2.13m)

Currently being used as an office. Double glazed leaded light window to the side aspect with fitted plantation shutters, fitted wardrobe cupboards with mirrored sliding doors, inset spotlights

## FAMILY BATHROOM

Bath with floor standing tap, wash hand basin with drawers under, fitted circular wall mirror with lighting, back to wall wc, feature ladder radiator, part tiled walls, inset spotlights,

double glazed leaded light windows to the side aspect with fitted plantation shutters.

## SECOND FLOOR LANDING

Feature brick wall, inset spotlights

## BEDROOM 2 14'4" (4.37m) x 13'7" (4.14m)

Velux windows to the rear aspect, large walk in independent shower cubicle with rain water shower head and recess shelving, concealed built in drawers, cupboards and wardrobe, dressing table with fitted mirror above, eaves storage, inset spotlights, door to



#### EN SUITE WC

Back to wall wc, wash hand bowl, shaver point, feature lighting, tiled floor, Velux window to rear aspect, part tiled walls with recess shelf, extractor fan

#### OUTSIDE

#### REAR GARDEN

Large porcelain tiled patio, steps down to lawn area, pond with bridge, trees and borders, timber sheds, outside lighting and tap

#### GARAGE 13'11" (4.24m) x 6'9" (2.06m)

Double doors to the front, double glazed door at the rear leading on to the garden, wall mounted gas fired central heating boiler (Viessmann)

#### OFF STREET PARKING

To the front of the property via own driveway

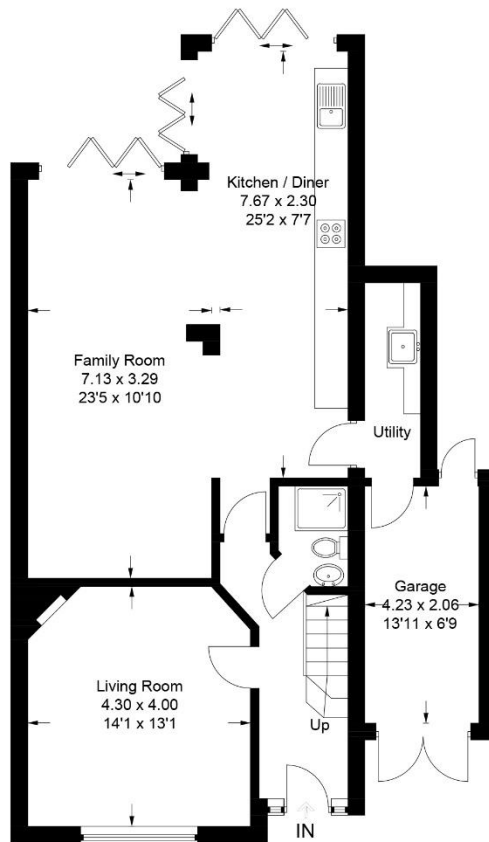
#### COUNCIL TAX

Three Rivers Local Authority, Tax Band F

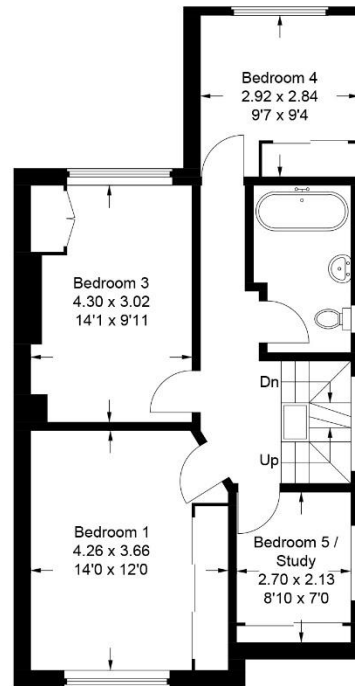
Please note – The seller of this property is related to an employee of Churchills Bushey (Part of Fairfield Estate Agents Ltd).




Approximate Gross Internal Area  
 Ground Floor = 88.2 sq m / 949 sq ft  
 First Floor = 57.6 sq m / 620 sq ft  
 Second Floor = 23.9 sq m / 257 sq ft  
 Total = 169.7 sq m / 1,826 sq ft  
 (Excluding Eaves)

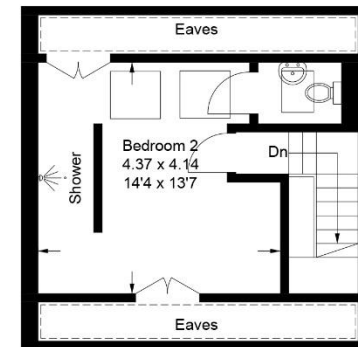


**Ground Floor**



**First Floor**

 = Reduced headroom below 1.5m / 5'0"

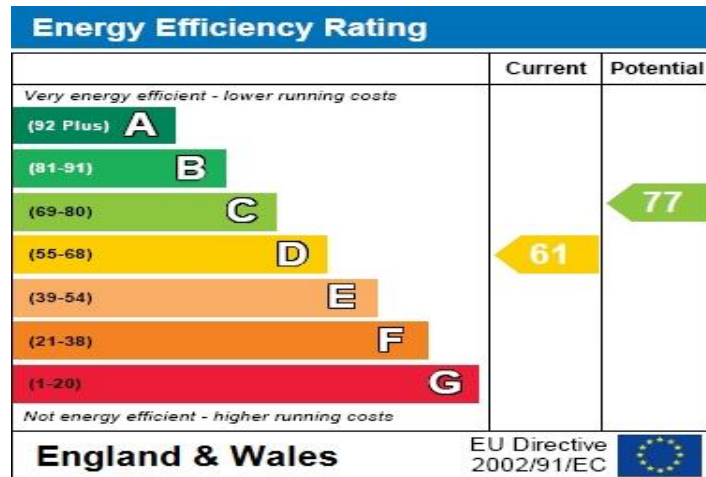


**Second Floor**

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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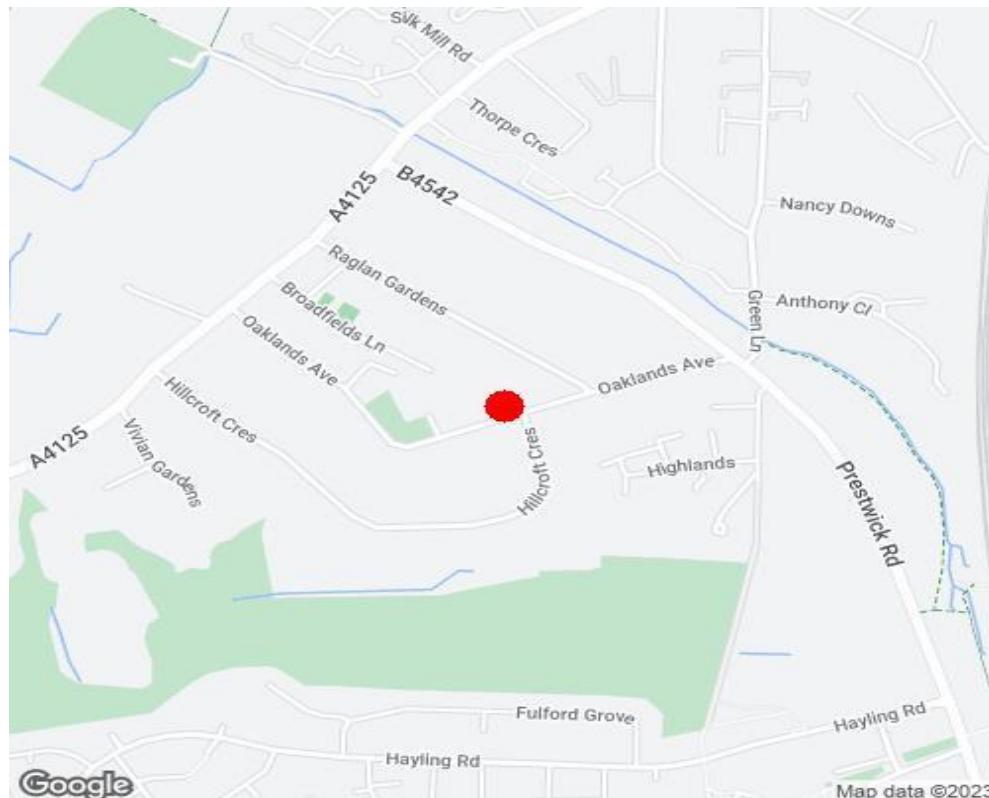
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#### Important Notice:

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.