

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [enquiries@david-charles.co.uk](mailto:enquiries@david-charles.co.uk)

## OXHEY ROAD, WATFORD, HERTFORDSHIRE, WD19 4QF



**PRICE....£1,040,000....FREEHOLD**

This spacious five-bedroom detached Edwardian house is located in a highly sought after area close to Oxhey Park, Bromet Primary School and Bushey Overground train station (Euston within 20 minutes). The accommodation is full of natural light and includes a 20' living room, a 17' family room and a 19' contemporary kitchen with granite worktops, a breakfast bar and dining area. There is also a guest cloakroom. The first floor principle bedroom benefits from an en-suite shower room, there are two further double bedrooms, two single bedrooms and a family bathroom. Outside the secluded rear garden has a patio and main lawn with hedgerow borders and there is a 10' wide garage with own drive offering additional parking accessed via Cedar Road.

**020 8866 0222**













## COUNCIL TAX

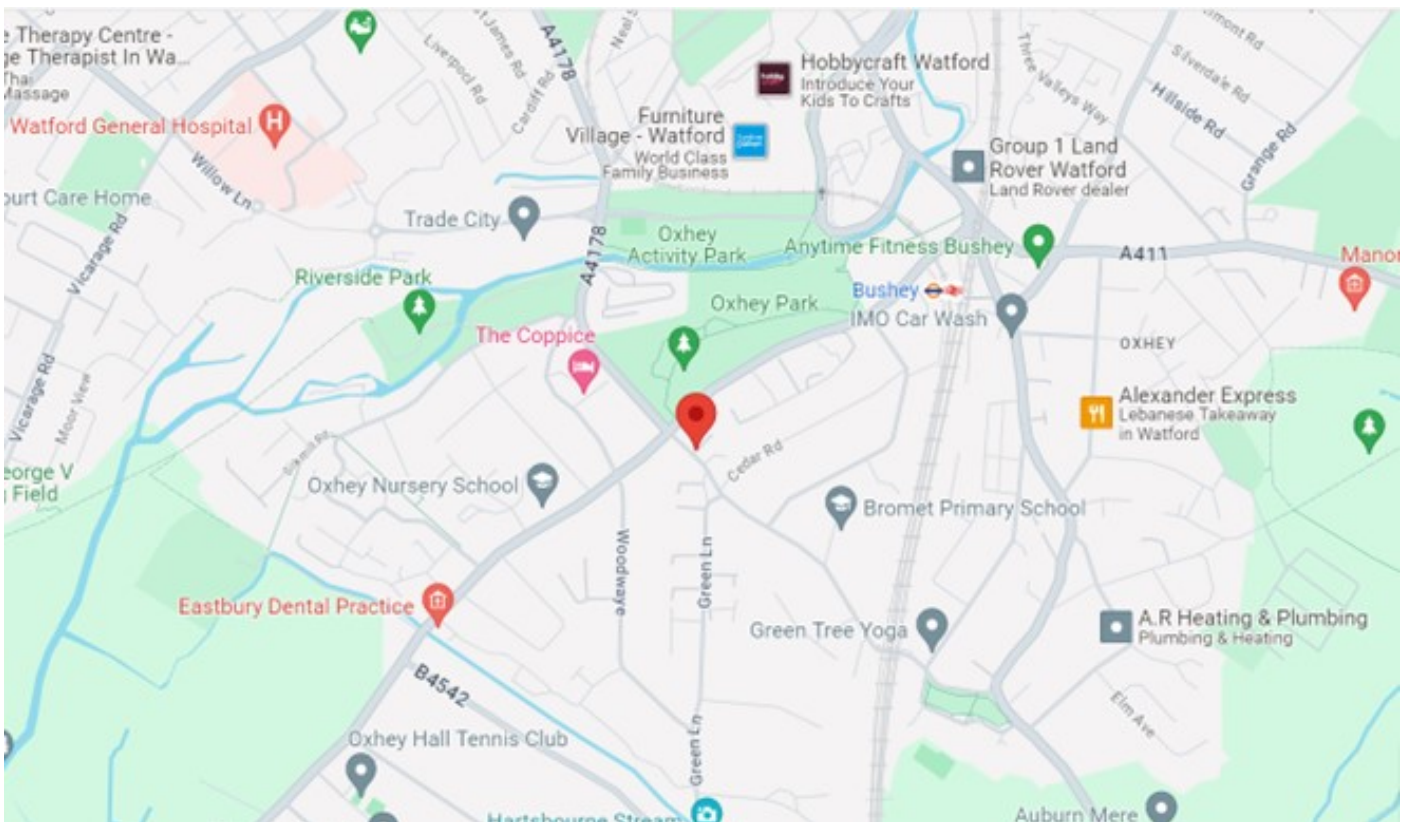
Watford Borough Council - Band G - £3,727.16

## LOCAL SCHOOLS

Bromet Primary School - 0.15 Miles  
 Field Junior School - 0.49 Miles  
 Watford Grammer School For Girls - 0.74 Miles  
 The Grange Academy - 0.97 Miles

## LOCAL TRANSPORT

Bushey Station (Overground) - 0.5 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Oxhey Road

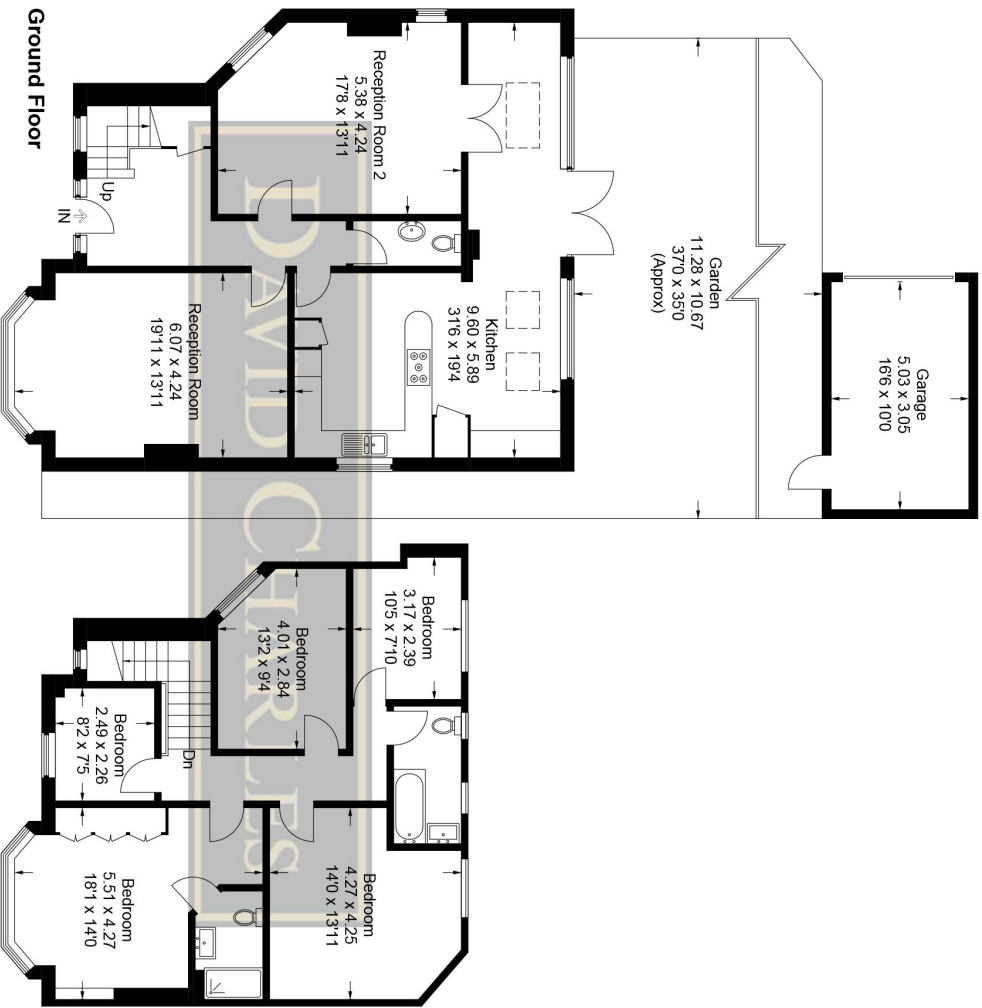
Approximate Gross Internal Area

Ground Floor = 100.4 sq m / 1081 sq ft

First Floor = 80.8 sq m / 870 sq ft

Garage = 15.4 sq m / 166 sq ft

Total = 196.6 sq m / 2,117 sq ft



Ground Floor

First 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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**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*