



**Connells**

Lower Paddock Road  
WATFORD



## Property Description

Connells are pleased to bring to the market Lower Paddock Road. A unique detached bungalow that is located on a sought after residential road in the Heart of Oxhey Village. The property comprises of a large lounge, three bedrooms, a fully fitted kitchen and a family style bathroom. Benefits include a well maintained, landscaped rear garden as well as a detached garage for off street parking. Further benefits include the exquisite position overlooking Oxhey Green. Lower Paddock Road is the ideal forever home.

The property is also conveniently located with access to several transport links including being within walking distance of Bushey Train Station that provides direct links into London as well as the A41, M25 and M1 motorways. There are a variety of well-regarded nurseries, primary and secondary schools as well as local shops and amenities within proximity. Watford High Street and Shopping Centre are only a short drive away.

Viewing is HIGHLY recommended.

For more information or to book a viewing, please contact Connells today.

## Ground Floor

### Entrance Hall

Door to front aspect, radiator, security alarm and CCTV system.

### Lounge

19' 3" x 15' 6" into bay ( 5.87m x 4.72m into bay )

Window to side aspect over looking Oxhey Green, television point and radiator.

### Kitchen

Irregular Shaped Room 10' 5" x 7' 2" ( 3.17m x 2.18m)

Window to side aspect overlooking Oxhey Green, work surfaces, wall and base units, Range Master oven, cooker-hood, plumbing for a washing machine and dishwasher, tiled back splash, one bowl sink with drainer.

### Dining Room

11' 1" x 7' 2" ( 3.38m x 2.18m )

Radiator and stairwell access to the lounge.

### Study

9' 7" x 5' ( 2.92m x 1.52m )

Window to front aspect, boiler house, under stairs storage and radiator.

### Bathroom 1

Window to front aspect, water closet, vanity unit, bath with mixer taps, heated towel rail and partially tiled.

## Bedroom 1

16' 4" into wardrobe x 11' 7" into wardrobe ( 4.98m into wardrobe x 3.53m into wardrobe )

Window to side aspect, television point and radiator. The garden is accessible from the principle bedroom.

## First Floor

## Bedroom 2

14' 8" x 8' 11" ( 4.47m x 2.72m )

Window to front aspect, airing cupboard, television point and radiator.

## Bedroom 3

12' 1" x 9' 3" ( 3.68m x 2.82m )

Window to rear aspect and radiator.

## Bathroom 2

Window to rear aspect, bath with mixer taps, vanity unit, water closet, tiled throughout and radiator,

## Outside

## Rear

Artificial lawn, decking, patio area, side access and outdoor storage cupboard.

## Garage

19' 8" x 18' 4" ( 5.99m x 5.59m )

Up and over doors, power and light.

## Parking

Off street parking for approximately two vehicles.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS307594](http://connells.co.uk/Property/BUS307594)**



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