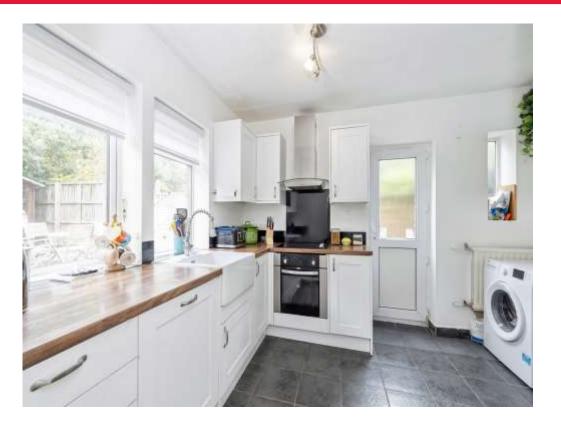


Connells

Oxhey Avenue Watford

# Oxhey Avenue Watford WD19 4HB







### **Property Description**

Situated in the highly sought-after Oxhey Avenue, this well-presented three-bedroom home offers the perfect blend of comfort, convenience and potential. Set in a quiet culde-sac, the property boasts two spacious reception rooms, a modern family bathroom, and an additional downstairs W/C. The master bedroom benefits from built-in wardrobes, while all rooms are filled with natural light, creating a warm and welcoming atmosphere throughout.

Externally, the property features a generous rear garden, ideal for entertaining, children's play or simply enjoying a peaceful afternoon. There is also excellent scope to extend, with planning permission already in place - perfect for those looking to tailor the home to their own requirements. The front of the property provides an attractive approach and on-street parking options.

Perfectly positioned within walking distance to Bushey Station, this property offers superb transport links, nearby amenities, and excellent schooling options. Whether you are a growing family or looking for a home to put your own stamp on, this property presents a rare opportunity in a prime location. Contact the branch today to arrange your viewing.

#### **Ground Floor**

#### **Entrance Hall**

Door to front aspect, radiator.

#### Cloakroom

Water closet, wash hand basin and meter cupboard.

### Lounge

Window to front aspect, television point and radiator.

### **Dining Room**

Window to rear aspect, radiator, storage cupboard, boiler.

#### Kitchen

Window to rear aspect and door to rear garden, wall and base units, work surfaces, electric oven, electric hob, one bowl sink with drainer, plumbing for a washing machine/dishwasher, space for fridge/freezer.

#### First Floor

### Landing

Electric heater and window to side aspect.

#### **Bedroom 1**

Window to front aspect, built in wardrobes and radiator.

### Bedroom 2

Window to rear aspect.

### Bedroom 3

Window to front aspect.

### **Bathroom**

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

#### Outside

#### **Front**

On street parking, side access and laid to lawn.

### Rear Garden

Patio, laid to lawn and storage.

## **Agents Note**

Please note, planning permission for works have been granted. To view the details, please click: https://pa.watford.gov.uk/publicaccess/applicationDetails.do?keyVal=SNYH6RQWJPH00&activeTab=summary

















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Total floor area 87.5 m2 (942 sq.ft.) approx

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

To view this property please contact Connells on

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86 High Street BUSHEY WD23 3HD

EPC Rating: C Council Tax Band: D

view this property online connells.co.uk/Property/BUS307853



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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