



Connells

Oxhey Avenue
Watford



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 cul-de-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>









Ground Floor



First Floor

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
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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



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Property Ref: BUS307853 - 0005