



5 Sherwoods Road, Oxhey Village, WD19 4AY
£1,125,000 Freehold

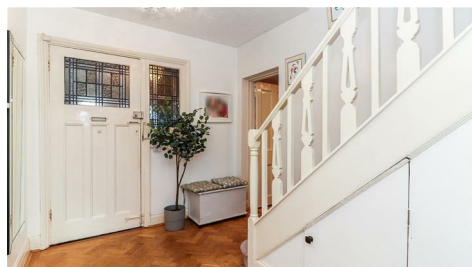


A LARGE DETACHED FAMILY HOME OF APPROXIMATELY 2,100 SQUARE FEET WITH FURTHER SCOPE TO EXTEND (spp). THE PROPERTY PROVIDES SPACIOUS ACCOMMODATION COMPRISING. ENTRANCE PORCH AND HALL, CLOAKROOM, THREE RECEPTION ROOMS, BRIGHT AND AIRY STUDY TO FRONT ASPECT, KITCHEN/BREAKFAST ROOM, LARGE UTILITY ROOM, MASTER BEDROOM WITH WALK IN WARDROBE , THREE FURTHER BEDROOMS, THREE BATHROOMS (TWO EN SUITE). LARGE REAR FAMILY GARDEN PLUS OFF STREET PARKING AND LARGE DRIVEWAY. Situated in a sought after premier location in Oxhey Village in the catchment area of both Boys and Girls Watford Grammar Schools plus many private schools and only a short walk to Bushey Station (18 minutes to Euston), Attenborough Fields, in the catchment area of Boys and Girls Watford Grammar schools plus private schools. INTERNAL VIEWING HIGHLY RECOMMENDED. NO CHAIN.

ENTRANCE PORCH

Hardwood entrance door with stained glass window, quarry tiled floor.

ENTRANCE HALL



Hardwood entrance door, stairs to first floor, understairs storage cupboard, parquet flooring.

CLOAKROOM

Low level w.c., wall mounted wash hand basin, tiled floor, extractor fan.

RECEPTION ONE



Feature cast iron fireplace with ceramic tiled inserts, built in storage cupboards to alcoves with display shelving, double glazed bay window to front.

RECEPTION TWO



Feature cast iron fireplace with ornate mantel and surround, wood flooring, opening to reception three.

RECEPTION THREE



Wood flooring, double glazed french doors to garden.

STUDY



Laminate flooring, double glazed window to front.

KITCHEN/BREAKFAST ROOM



Range of wall and base units, spaces for range style cooker, stainless steel extractor hood, integrated double fridge/freezers. breakfast bar, wood flooring, double glazed frosted window to side, opening to reception three, door to utility room.

KITCHEN VIEW



KITCHEN VIEW 2



KITCHEN VIEW 3



UTILITY ROOM

Large utility room with ample storage cupboards, spaces for dishwasher, washing machine, dryer and fridges, part tiled walls, tiled floor, double glazed window, door to garden.

FIRST FLOOR



Landing, access to loft space that houses the gas boiler, built in cupboard housing hot water cylinder, double glazed window to side.

BEDROOM ONE



Range of wardrobes, walk in dressing room, double glazed window to front, door to en suite shower room.

BEDROOM ONE VIEW



EN SUITE SHOWER ROOM

Shower cubicle, low level w.c., wash hand basin with vanity unit, tiled walls, double glazed frosted window, inset spotlights, extractor fan.

BEDROOM TWO

Double aspect with double glazed windows to side and rear.

BEDROOM THREE

Double glazed window to rear, door to ensuite shower room.

ENSUITE SHOWER ROOM

Shower cubicle, wash hand basin with vanity units, low level w.c., tiled walls, extractor fan.

BEDROOM FOUR

Double glazed window to rear.

FAMILY BATHROOM



Large oval shaped bath, low level w.c, wash hand basin with vanity units, shower cubicle, inset spotlights, tiled walls, double glazed frosted window to front.

OUTSIDE



Rear garden extends to approx 120ft, paved patio area, lawn, variety of mature trees and shrubs, side pedestrian access.
Front: Block paved driveway providing off street parking, lawn, flower borders.

GARDEN VIEW 1



REAR VIEW



ENERGY EFFICIENCY RATING

D

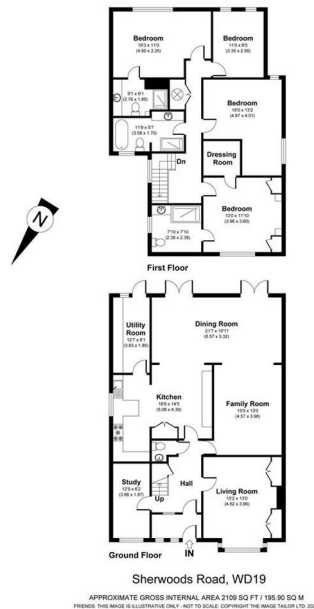
COUNCIL TAX BAND

F

SQUARE FOOTAGE

The property is approximately 2109 square feet.





FLOOR PLAN

Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

Property Misrepresentation Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Money Laundering Act 2003.

Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.