

Wilcot Close

Oxhey, WD19 4BZ



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Wilcot Close

Oxhey, WD19 4BZ

£950,000

- Modern Detached House
- Entrance hall with guest WC
- Triple aspect living room and feature fireplace
- Kitchen with extensive range of wall and base units
 - Utility room
 - Dining room
 - Conservatory
- Four bedrooms with luxury family bathroom
 - Spacious rear garden with home office
 - Off street parking via a driveway to side





Wilcot Close

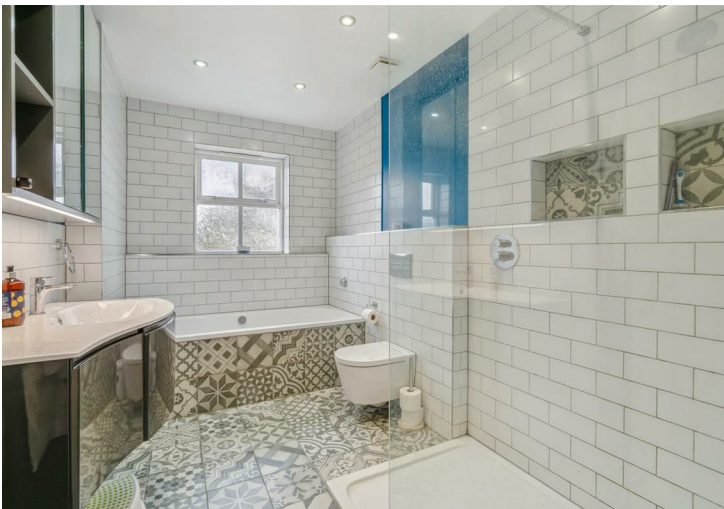
Oxhey, WD19 4BZ

JW & CO is pleased to present this impressive **FOUR BEDROOM DETACHED HOUSE**, located in a peaceful private road in the heart of Oxhey, just a short distance from local amenities and Bushey Mainline Station, offering a swift commuter service to Euston.

Upon entering the property, you are welcomed by an inviting entrance hall with a convenient guest cloakroom. Double doors open to a triple aspect living room featuring a fireplace and double patio doors leading to the rear garden. The kitchen/breakfast room is equipped with integrated appliances and includes the convenient addition of a utility room. Adjacent to the kitchen, a dining room leads to a charming conservatory with delightful views of the rear garden.

As you ascend the stairs, a spacious landing awaits, leading to the principal bedroom boasting a range of wardrobes, along with three additional bedrooms and a luxurious family bathroom. Outside, the property offers the advantage of a secluded rear garden with a patio area, providing a perfect retreat. One stand out highlight is the self-contained home office building that has a high spec finish which offers a versatile space for various needs. Additionally, off-street parking is provided by a driveway to the side, enhancing convenience for residents.

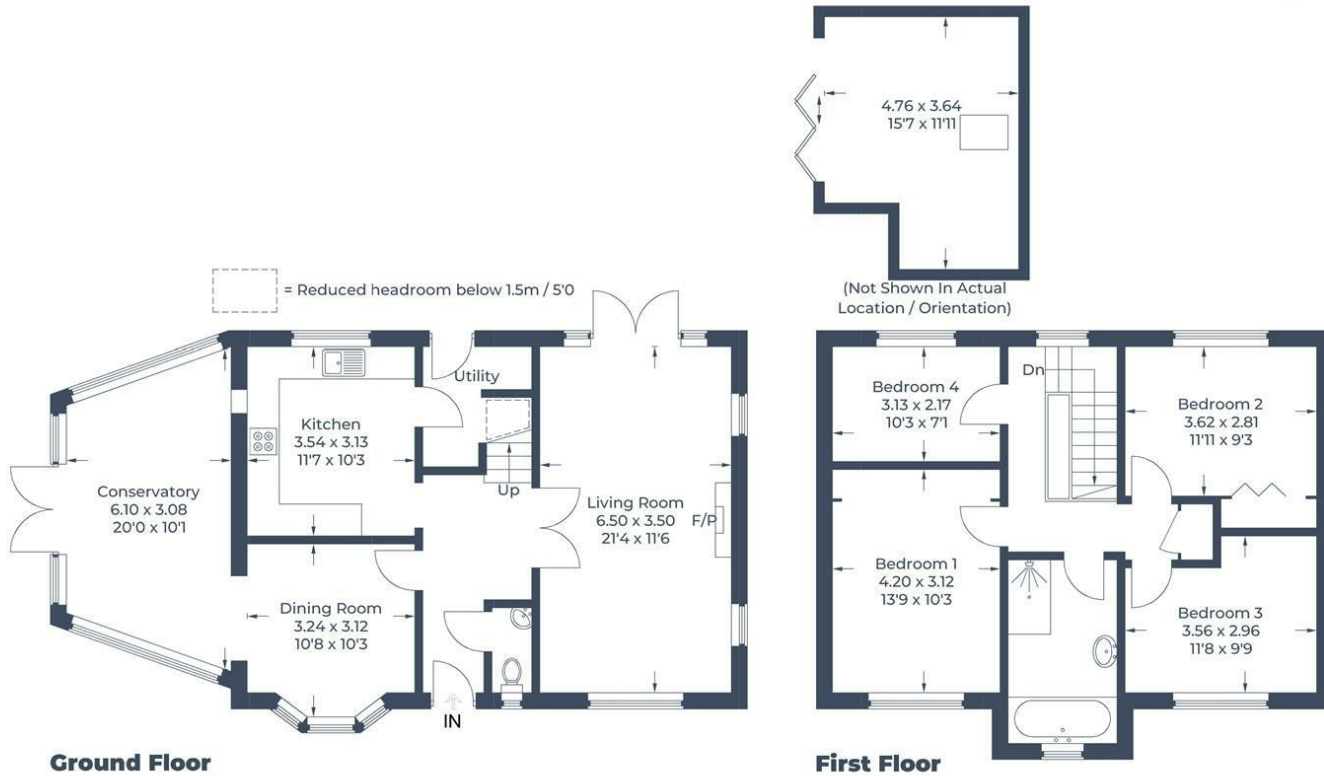
Please note: A service charge of £240 per year is payable for the upkeep of the road.



Approximate Gross Internal Area
 Ground Floor = 77.9 sq m / 838 sq ft
 First Floor = 61.1 sq m / 658 sq ft
 Outbuilding = 15.6 sq m / 168 sq ft
 Total = 154.6 sq m / 1,664 sq ft



JW&Co Bushey Heath
 53 High Road, Bushey Heath, Herts, WD23 1EE
 0208 950 3434
 bushey@jwandco.co.uk



Living room
 21'4 x 11'6 (6.50m x 3.51m)

Kitchen
 11'7 x 10'3 (3.53m x 3.12m)

Dining room
 10'8 x 10'3 (3.25m x 3.12m)

Conservatory
 20' x 10'1 (6.10m x 3.07m)

Bedroom One
 13'9 x 10'3 (4.19m x 3.12m)

Bedroom Two
 11'11 x 9'3 (3.63m x 2.82m)

Bedroom Three
 11'8 x 9'9 (3.56m x 2.97m)

Bedroom Four
 10'3 x 7'1

Home office
 15'7 x 11'11 (4.75m x 3.63m)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for JW & Co



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.