

Cedar Road

Oxhey, WD19 4QP



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

Cedar Road

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£1,050,000

- Immaculately presented Character Detached House
 - Reception room with bay window to front
- Magnificent kitchen with Heritage style french doors to rear garden
 - Walk in Pantry
- Boot Room, Utility room and guest WC
 - Four bedrooms
- Shower room and family bathroom
 - Delightfull rear garden
 - Spacious shed/ home office
- Off street parking with electric car charger







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JW & Co are delighted to offer for sale this beautifully presented four-bedroom, two-bathroom detached character home, ideally situated in a highly desirable location just a short stroll from Bushey Station, providing direct links to London Euston in as little as 17 minutes. This is a rare opportunity to secure a distinctive and characterful family home that offers both timeless appeal and modern comfort in a prime location.

This exceptional home has been thoughtfully extended and tastefully modernised by the current owner, successfully combining period features with contemporary style. A real centrepiece of the property is the impressive, fitted kitchen, complete with Heritage-style aluminium French doors with electric blinds, opening onto the rear garden, a central island, and a comprehensive range of fitted units. Further highlights include a walk-in Pantry, separate boot room, utility room and a guest cloakroom. To the front of the house is a welcoming sitting room with a large bay window to front.

Upstairs, the accommodation comprises a spacious principal bedroom with walk in wardrobe, a stylish shower room, a luxurious family bathroom, and three further bedrooms — two of which benefit from unique mezzanine levels, perfect as reading nooks or additional storage.

Externally, the property enjoys a generous rear garden with a large, versatile outbuilding currently used as a home office/storage space, complete with power and lighting. Off-street parking is available to the front for two vehicles and electric car charger.

To comply with UK Anti Money Laundering (AML) regulations, we are required to verify the identity of all prospective purchasers once an offer has been accepted. For this purpose, we utilize a trusted third-party identity verification system. A nominal fee of £45 + VAT per person applies for this service.





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Approximate Gross Internal Area
Ground Floor = 72.4 sq m / 779 sq ft
First Floor = 56.9 sq m / 612 sq ft
Outbuildings = 18.8 sq m / 202 sq ft
Total = 148.1 sq m / 1,593 sq ft

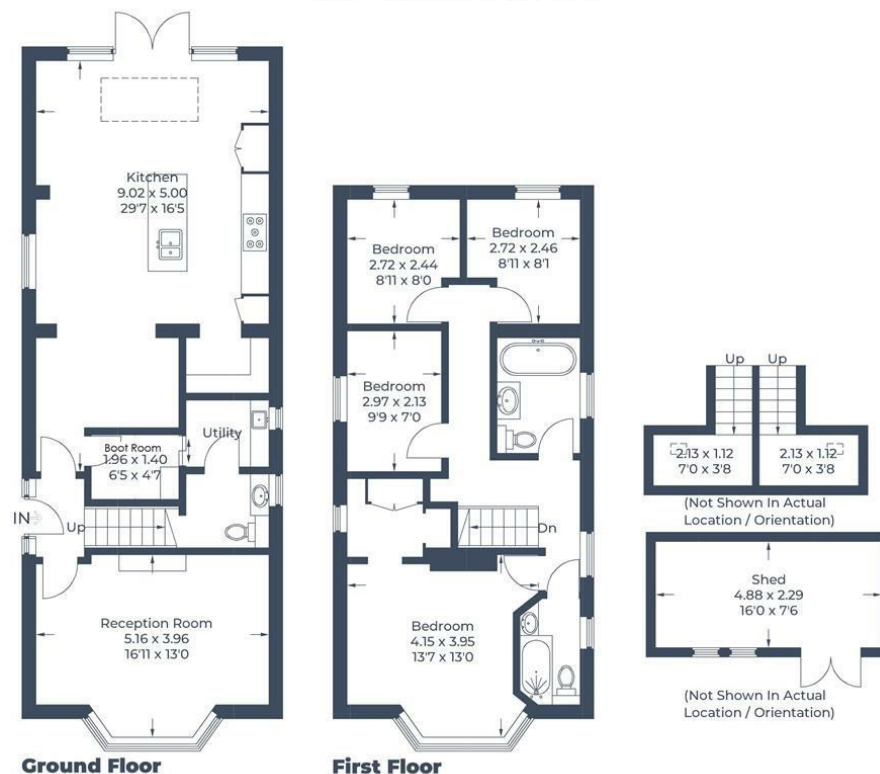


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Reception room
16'11" x 13' (5.16m x 3.96m)

Kitchen
29'7" x 16'5" (8.84m/2.13m x 5.00m)

Boot Room
6'5" x 4'7" (1.96m x 1.40m)

Bedroom One
13'7" x 13' (4.14m x 3.96m)

Bedroom Two
9'9" x 7' (2.97m x 2.13m)

Bedroom Three
8'11" x 8'1" (2.72m x 2.46m)

Bedroom four
8'11" x 8' (2.72m x 2.44m)

Shed/office
16' x 7'6" (4.88m x 2.29m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.