

FREEHOLD



House - Detached (EPC Rating: )

**BROOKDENE AVE, OXHEY, OXHEY  
HALL, WD19 4LG**

Asking Price

**£735,000**

# 3 Bedroom House - Detached located in Oxhey Hall

Located in one of Oxhey's premier roads, we are delighted to offer to the market a beautiful, extended three bedroom detached family home. It is in excellent condition throughout and benefits from a brand new kitchen. With detached garage, gorgeous garden and conveniently situated for M1 and M25 motorways, the Bushey mainline train station and close to many local amenities.

## Full Description

A lovely three bedroom extended detached family home located on a popular residential road close to all local amenities, having been well maintained by the current owners.

Entered from the front door into the welcoming entrance hallway with access to the reception, the kitchen and stairs to the first floor.

The lounge has been extended to the rear and is in three sections with the front area being the lounge with a large bay window and a feature fireplace. The middle section is currently used as a music room and dining area with patio doors leading to the summer room/office with views over the impressive rear garden.

The kitchen has been newly installed and is light, airy and modern. With an excellent range of fitted units at base and eye level and integrated appliances and attractive metro tiled splashback. With wall mounted boiler and stainless steel drainer sink unit. Window over side access and upvc door leading to the garden.

To the first floor there are three excellent sized bedrooms and a modern white bathroom suite with a separate w.c. The loft is fully boarded and lagged.

## Outside

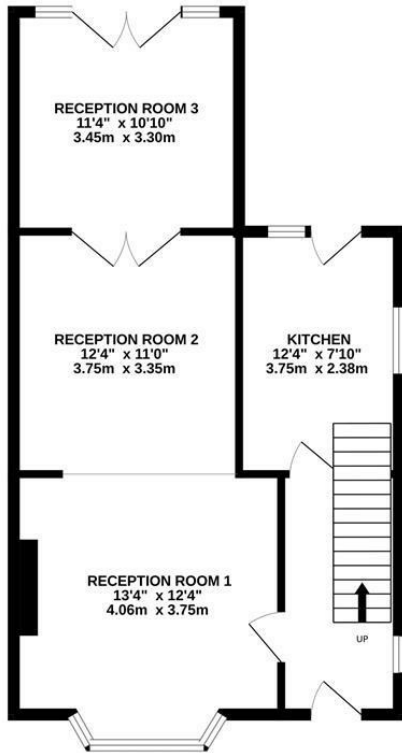
To the front the driveway leads to a detached garage located to the rear of the property.

The rear garden is mostly laid to lawn with flower and shrubbery borders.

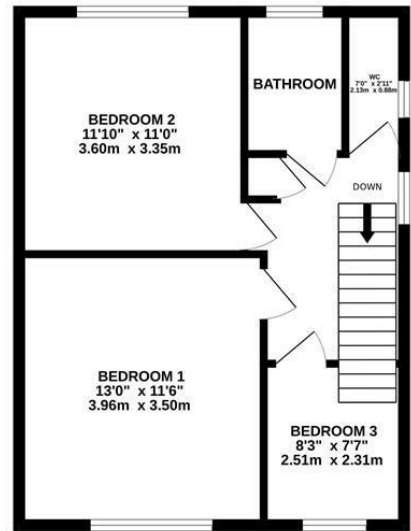


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GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



BROOKDENE AVENUE

TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		

Call us on

01923 220012

[sales@warrenanthony.co.uk](mailto:sales@warrenanthony.co.uk)

<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the