



33 Upper Paddock Road, Watford – WD19 4DY
£585,000

 Churchills Oxhey



A beautifully presented extended 3 bedroom terrace house, tastefully decorated throughout and retaining a wealth of charm and character. The property opens directly into a welcoming living room, featuring a bay window and cosy log burner. A separate dining room flows seamlessly into the fitted kitchen/breakfast room, creating a sociable and practical space, with a convenient downstairs WC completing the ground floor.

On the first floor are two bedrooms and a family bathroom. The principal bedroom benefits from fitted shutters to the front aspect and an attractive fireplace feature. The second floor comprises a well proportioned bedroom with ample storage and generous eaves space.

Outside, the property boasts an attractive, south facing mature rear garden, while residents' permit parking is available. Situated within a conservation area, the house enjoys an enviable location close to Bushey Station, Attenborough Fields and a selection of independent shops, offering a wonderful balance of character, convenience and access to green open spaces.





33 Upper Paddock Road

Watford

- Extended 3 Bedroom Terrace House
- Sought After Area Of Oxhey Village
- Well Presented Throughout
- Separate Living Room With Log Burner
- Open Plan Kitchen/ Dining Room
- Close To Bushey Main Line Station
- South Facing Attractive Rear Garden
- Residents Permit Parking

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



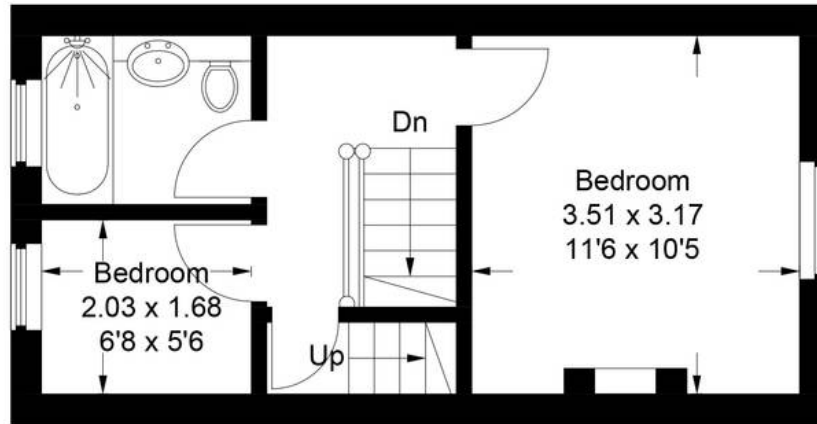




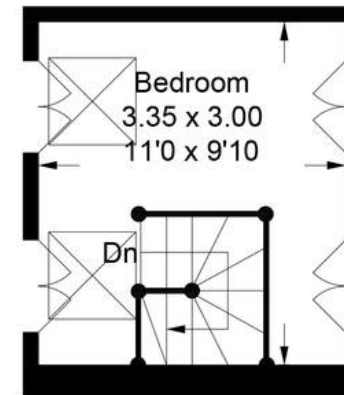


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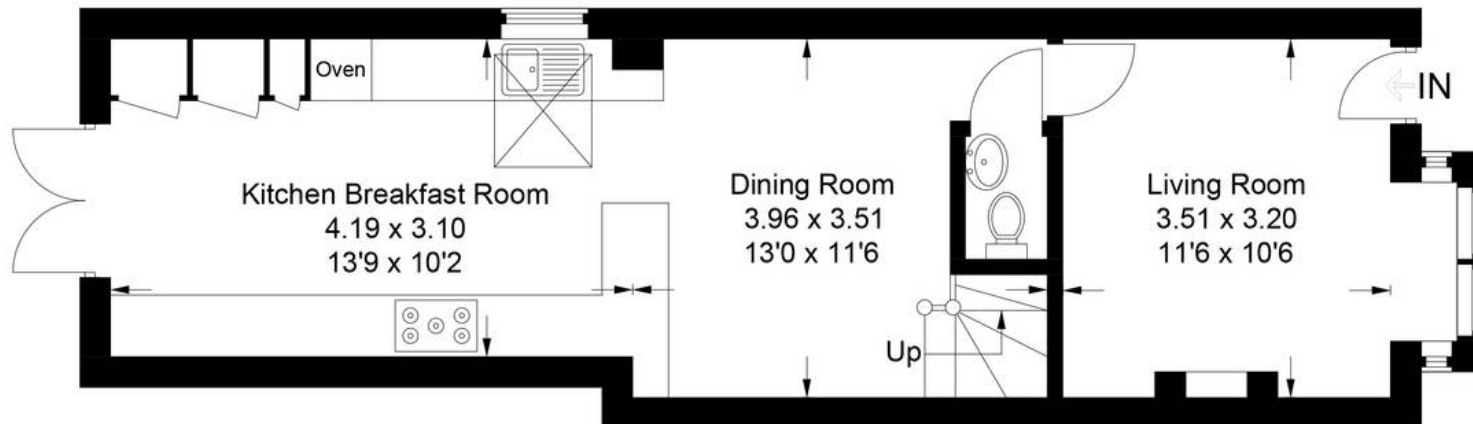
Approximate Gross Internal Area
Ground Floor = 43.0 sq m / 463 sq ft
First Floor = 25.9 sq m / 279 sq ft
Second Floor = 10.0 sq m / 108 sq ft
Total = 78.9 sq m / 850 sq ft



First Floor



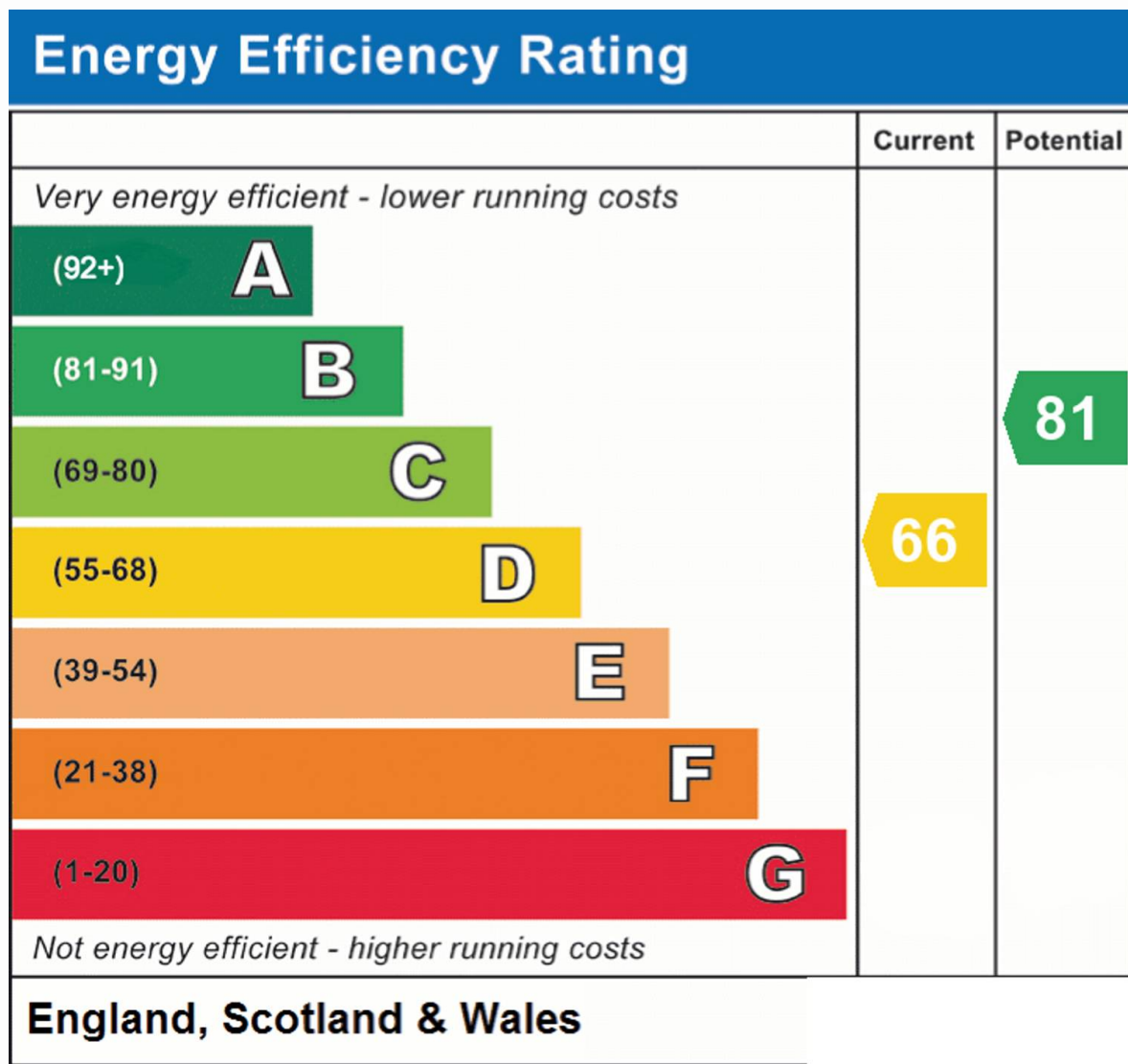
Second Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Churchills – Oxhey

Churchills Estate Agents, 99 Villiers Road – WD19 4AL

01923 242255

churchillsbushey.co.uk

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