



31c Eastbury Road, Watford – WD19 4RD
£850,000

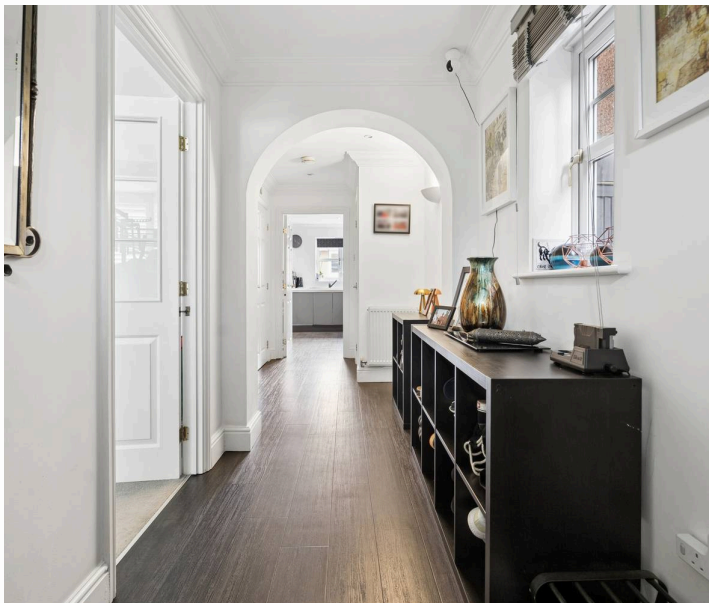




Occupying a sought after position on Eastbury Road with views across Oxhey Park, this modern end of terrace townhouse is stylishly presented throughout and arranged over three spacious floors. The property currently offers three double bedrooms, with flexibility to create a fourth by converting the first floor living room if required.

The ground floor centres around a striking open-plan kitchen and dining area, fitted with integrated appliances, alongside a separate front reception room as well as a convenient downstairs wc and a separate utility room. On the first floor, a bright and airy living room opens through double doors onto a full width balcony, while the principal bedroom benefits from a dressing room and a contemporary en suite shower room. The second floor comprises two further double bedrooms and a modern family bathroom.

Outside, the rear garden features a patio terrace and convenient side access, providing an ideal space for relaxing or entertaining. The property also includes a garage with an electric roller shutter door and EV charging point, accessed via a gated development on Oakview Close, along with off-street parking for two vehicles and direct access from the garage to the garden. Positioned within easy walking distance of Bushey mainline station, (20 minutes into London Euston) and well regarded local schools. Viewing is strongly recommended.





- Well Presented 3/4 Bedroom 2 Bathroom Town House
- Accommodation Laid Over 3 Floors
- 3 Reception Rooms
- Spacious Open Plan Kitchen/ Dining Room
- Downstairs WC & Separate Utility Room
- Main Bedroom With Dressing Room & En-Suite
- Garage & Secure Parking In Gated Development
- Views Over Oxhey Park
- Close To Bushey Station

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C









Eastbury Road

Approximate Gross Internal Area
Ground Floor = 61.2 sq m / 659 sq ft
First Floor = 50.5 sq m / 543 sq ft
Second Floor = 41.2 sq m / 443 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 167.6 sq m / 1,803 sq ft



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

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