

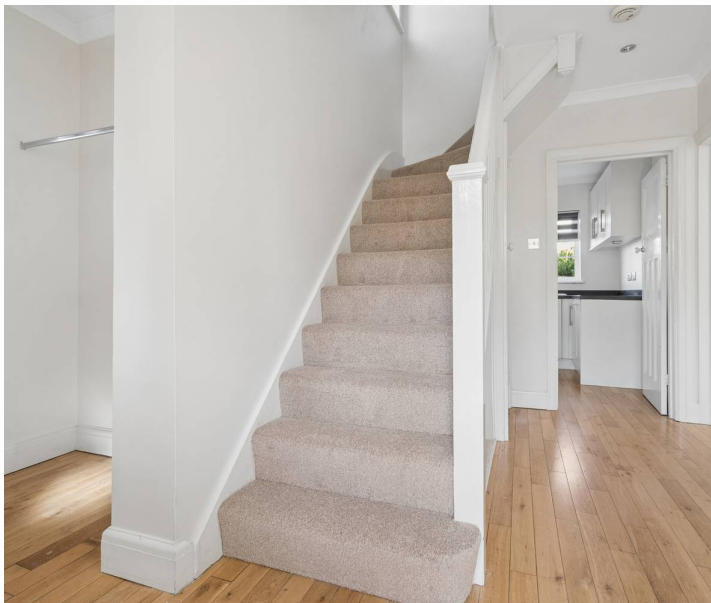


13 Cross Road, Watford – WD19 4DQ
£650,000





Set in the sought-after village of Oxhey, this extended, well presented 3 bedroom semi-detached home offers a comfortable and versatile lifestyle, with the added benefit of no upper chain. The spacious 24ft through lounge provides an inviting area for relaxing and entertaining, while the fitted kitchen features double doors opening directly onto the rear garden, creating a seamless connection between the home and outdoor space. A convenient downstairs WC adds further practicality. Upstairs are three well proportioned bedrooms and a family bathroom, while the loft has been thoughtfully floored and enhanced with Velux windows, offering useful additional space. Outside, the rear garden is complemented by off-street parking for one car, with direct access from the parking area into the garden. Recently recarpeted, the property also benefits from gas central heating, double glazing and fitted shutters to some windows. The location is a particular highlight, with the open spaces of Attenborough Fields close by, ideal for walking and enjoying the outdoors, while Bushey mainline station is within easy reach, providing excellent commuter connections.





- Extended 3 Bedroom Semi Detached House
- Well Presented
- Heart of Oxhey Village
- Newly Carpeted
- 24ft Through Lounge
- Off Street Parking To The Rear
- Walking Distance Of Bushey Station
- No Upper Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



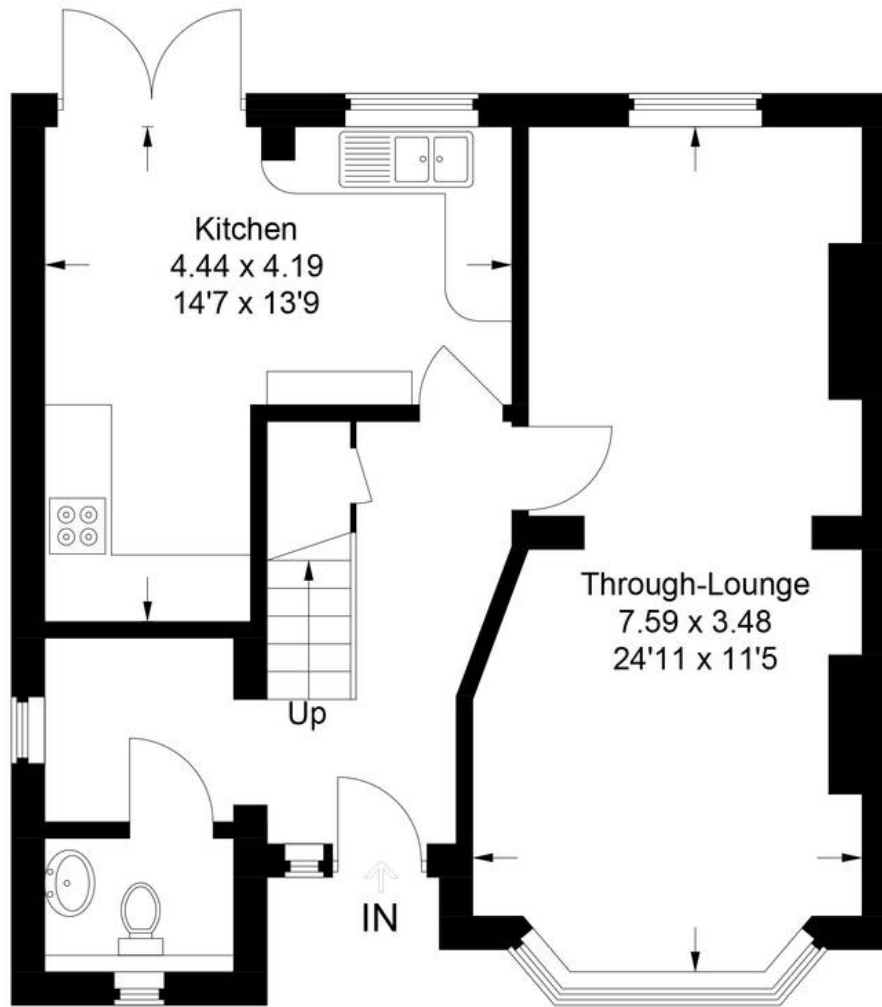




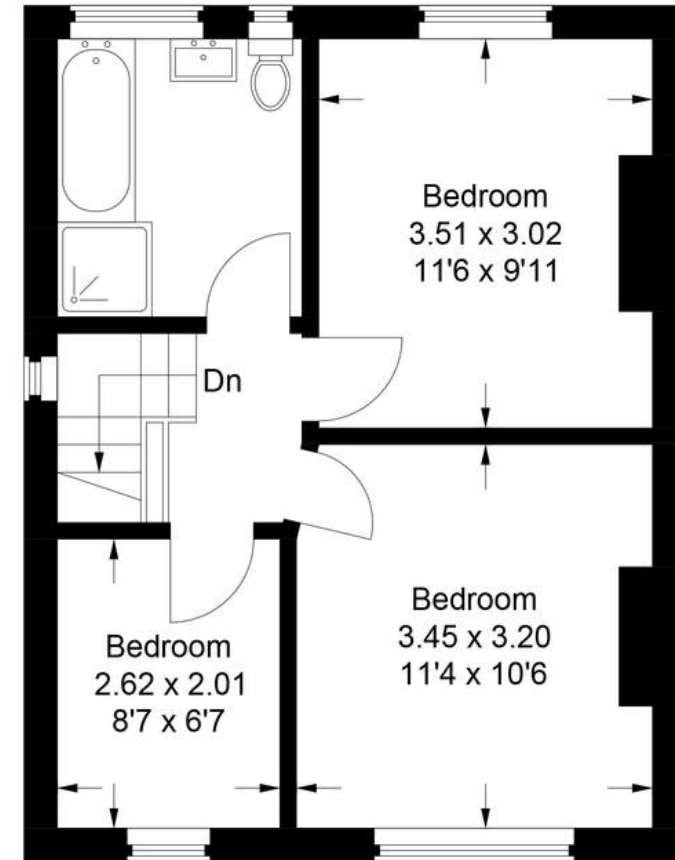


Cross Road

Approximate Gross Internal Area
Ground Floor = 53.1 sq m / 572 sq ft
First Floor = 38.0 sq m / 409 sq ft
Total = 91.1 sq m / 981 sq ft



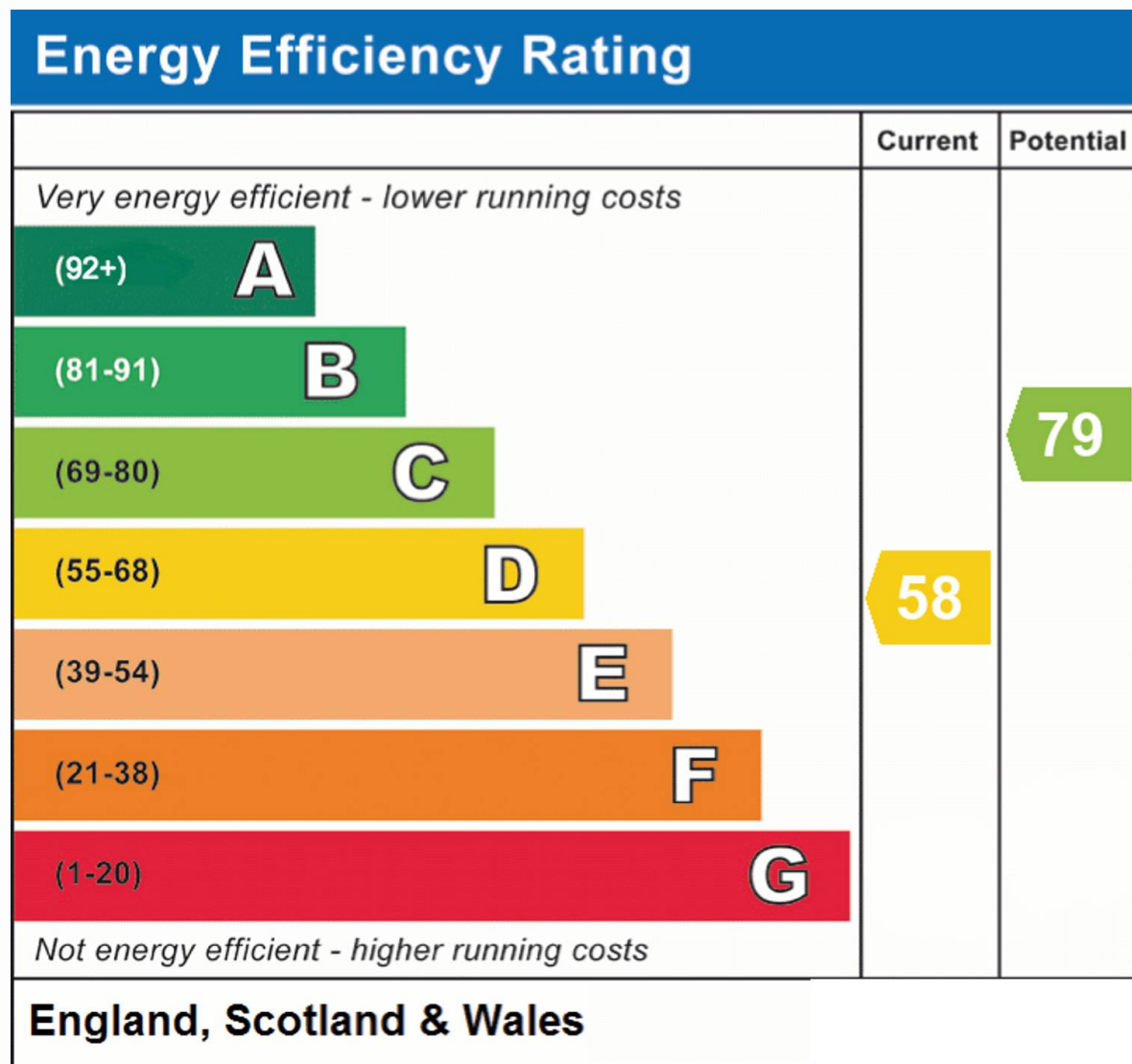
Ground Floor



First 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

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