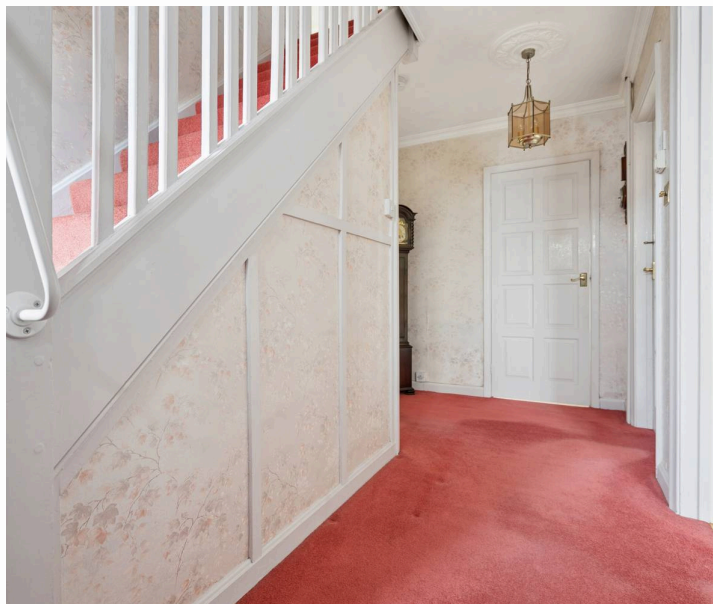




Whyteleafe, 5 Woodwaye, Watford – WD19 4NN
£950,000

 Churchills Oxhey



Dating back to 1926, this characterful 3 bedroom detached home offers a rare opportunity to create a stylish, modern living space in a highly sought after residential setting. Requiring some updating, the property presents ample scope for improvement and extension (STPP), making it ideal for those looking to add value and personalise their home.

The property welcomes you through an inviting entrance hallway (with generous walk-in understairs storage) leading to a large front-facing dining room and a separate double aspect lounge. The lounge features an oak beamed ceiling and a characterful inglenook fireplace, with a real-flame coal-effect gas fire, perfect for cosy evenings. From here, the space flows seamlessly into a bright double glazed conservatory overlooking the beautifully maintained garden, which truly stands out as a peaceful retreat. Generous in size, sunny all day, and not overlooked, it features a patio area and lawn framed by mature planting, creating a private and tranquil outdoor setting - ideal for both relaxing and entertaining. Two timber sheds are conveniently close to the house and a wooden summerhouse at the end of the garden catches the last of the evening sun. Access to the front garden can be gained either through the garage or an entrance at the side of the house. The kitchen and convenient downstairs cloakroom and WC complete the ground floor.



Upstairs, the home continues to impress with ample storage on the landing, two particularly spacious bedrooms, one of which has a basin and vanity unit under and full height built-in wardrobes, and a door leading into a spacious eaves storage cupboard. A versatile third bedroom comfortably accommodates a double bed, alongside a family bathroom with a separate WC. Outside, the property further benefits from a carriage driveway and a double length garage (with automatic electric door), offering exceptional parking and storage. Offered with no upper chain, this home combines period charm with exciting potential in a prime location.

- An Attractive 3 Double Bedroom Detached House
- In Need Of Some Updating
- Ample Scope To Extend (STPP)
- Two Separate Reception Rooms
- Downstairs WC
- Double Glazed Conservatory
- Double Garage & Carriage Driveway
- Sought After Location - Only A Few Minutes Walk From Bushey Station And Oxhey Park
- No Upper Chain
- Generous, Secluded Garden

Council Tax band: F
Tenure: Freehold

EPC Energy Efficiency Rating: D



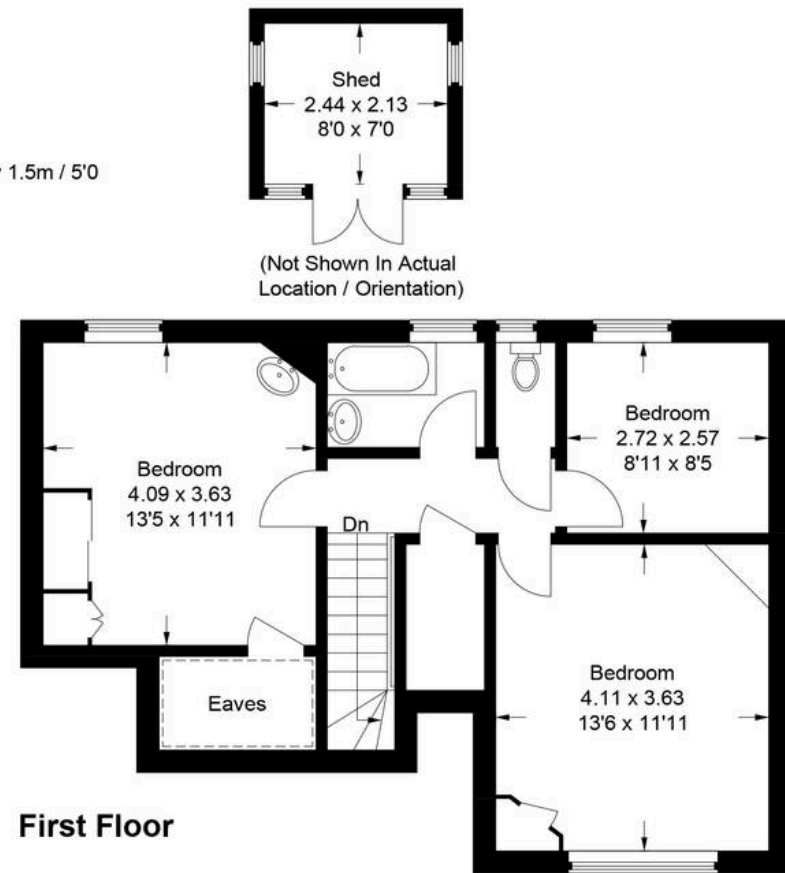
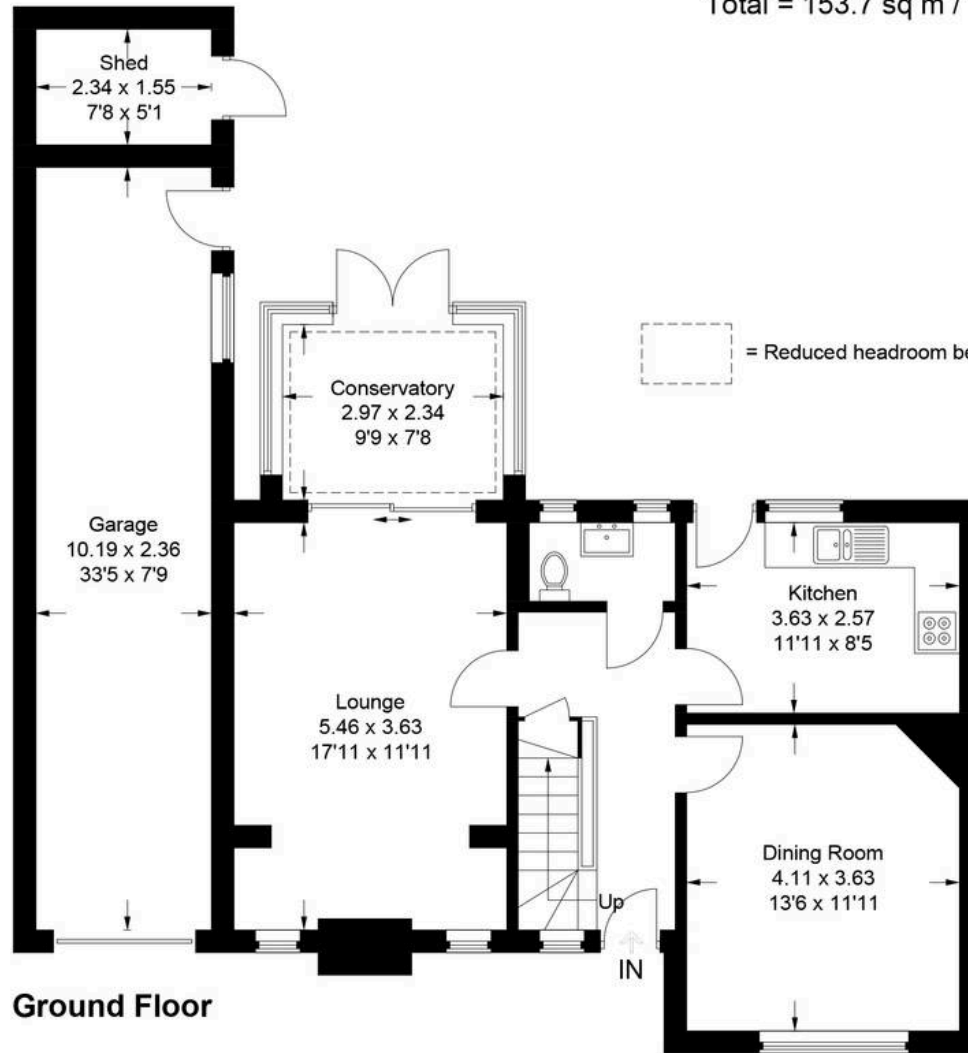






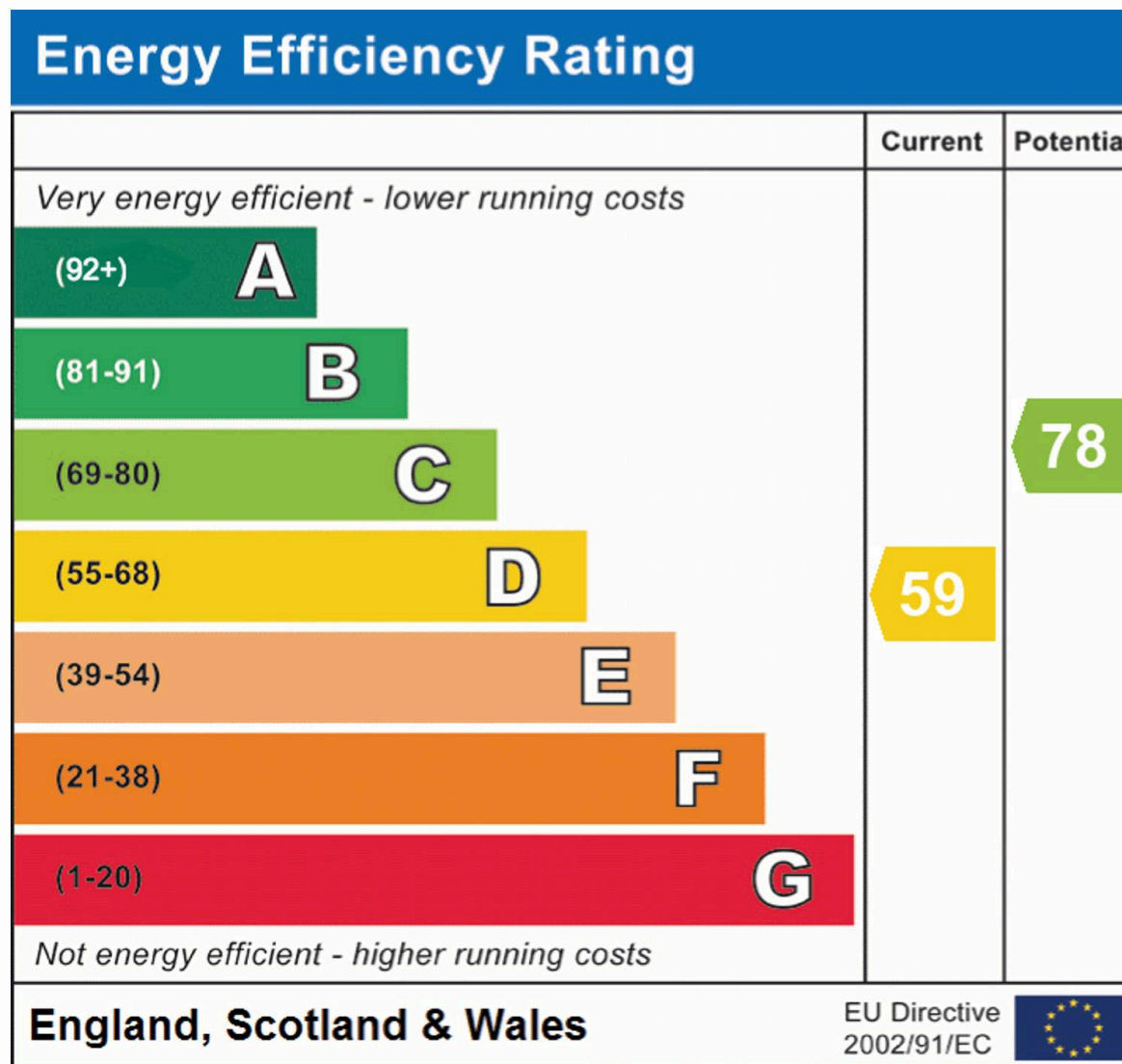
Woodwaye

Approximate Gross Internal Area
 Ground Floor = 66.1 sq m / 711 sq ft
 First Floor = 54.5 sq m / 587 sq ft
 Outbuildings = 33.1 sq m / 356 sq ft
 Total = 153.7 sq m / 1,654 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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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.