



7 Villiers Road, Oxhey, Watford – WD19 4AG
£1,100,000





A beautifully extended 4 bedroom semi detached character property, enhanced to the side and rear, offering generous living space with high ceilings and tasteful décor throughout. The welcoming entrance hallway leads to a large living room with a feature fireplace, a convenient WC under the stairs, and a stunning modern kitchen that flows seamlessly into a bright open-plan family and dining area, complete with double-glazed bifolding doors opening onto the garden, perfect for entertaining and everyday family life. Additional ground floor space includes a dedicated home office with a large Velux window providing excellent natural light, along with a separate utility room for practicality. Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom sits to the front with fitted wardrobes, while the second bedroom is a real highlight, featuring a vaulted ceiling that beautifully showcases the original exposed beams. There is also a third bedroom overlooking the rear garden and a fourth smaller bedroom to the front, ideal as a nursery or additional study. A modern four-piece family bathroom completes the first floor. The home further benefits from gas central heating, underfloor heating in the ground floor office, utility room, kitchen and open-plan family and dining area and fitted shutters to the front.





Externally, the rear garden offers a patio area that opens onto a lawn, along with the added benefit of a versatile summer house, currently used as a gym, which also incorporates additional storage space. Electrical sockets are conveniently positioned on the patio, along both sides of the garden, and both inside and outside the summer house, including the storage area. Security lighting is installed on the patio, the summer house, and along the side access. To the front of the property there is off-street parking, adding further convenience. Located in the highly sought-after area of Oxhey Village, the property is within walking distance of Bushey railway station, local independent shops, and well-regarded schools, making it an ideal home for families seeking both character and convenience.

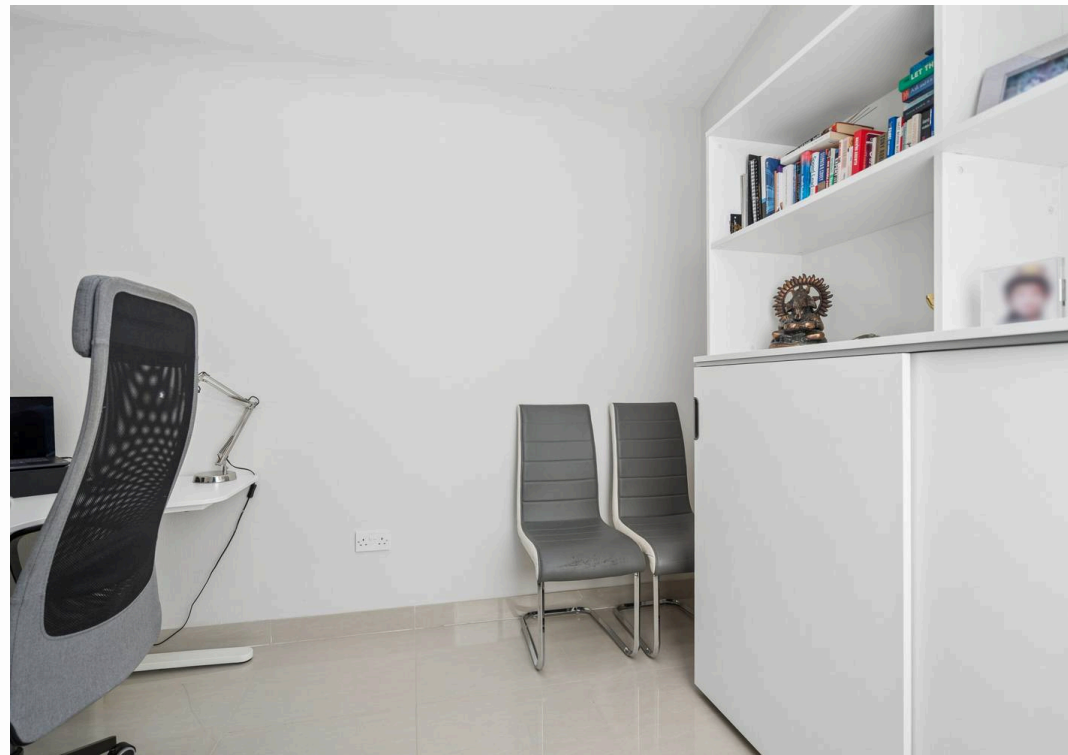
- A Victorian 4 Bedroom Semi Detached House
- Heart Of Oxhey Village
- Tastefully Decorated Throughout
- High Ceilings
- Modern Kitchen & Bathroom
- Downstairs WC
- Off Street Parking To The Front
- Close To Bushey Station

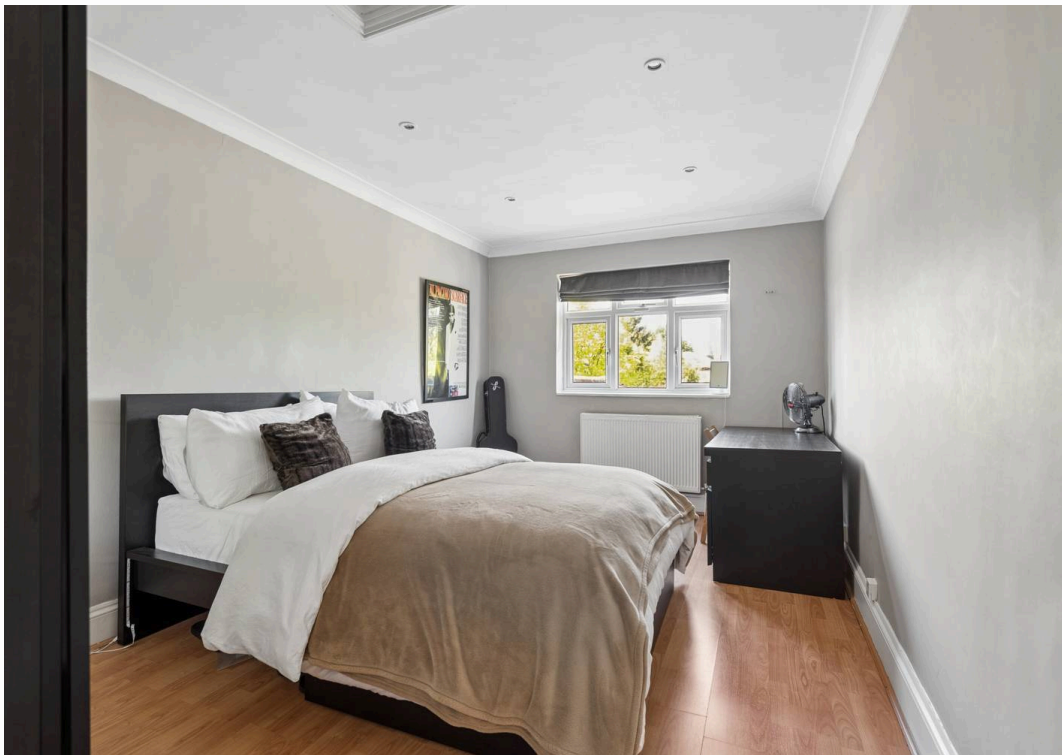
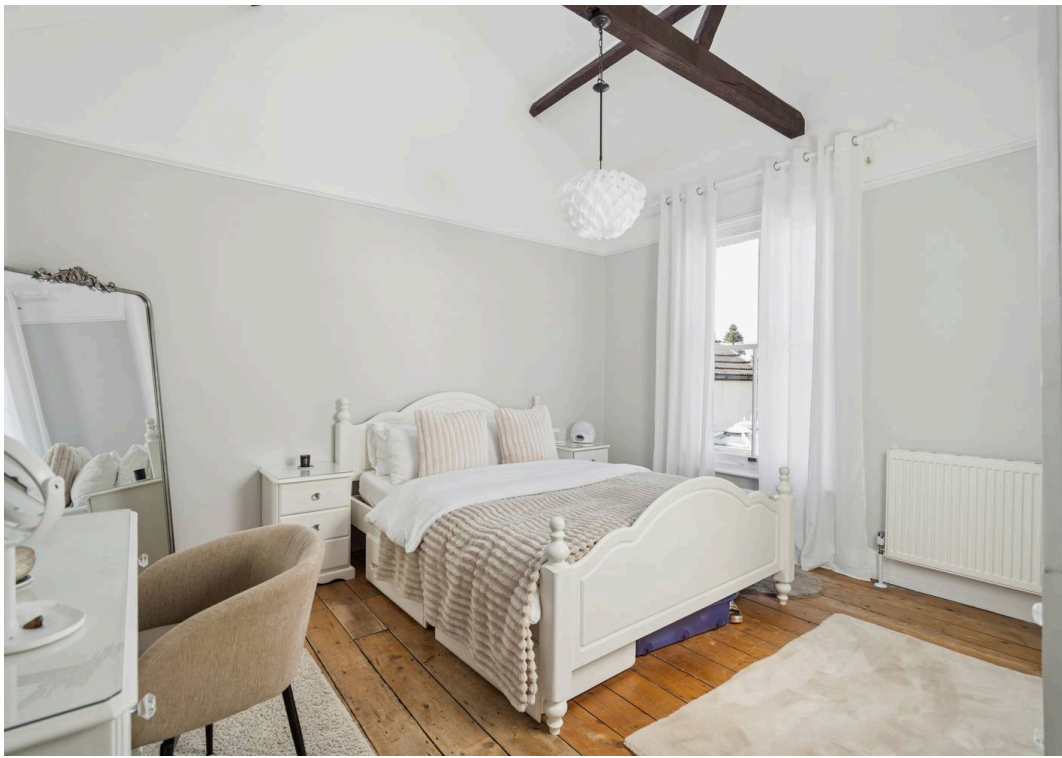
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D













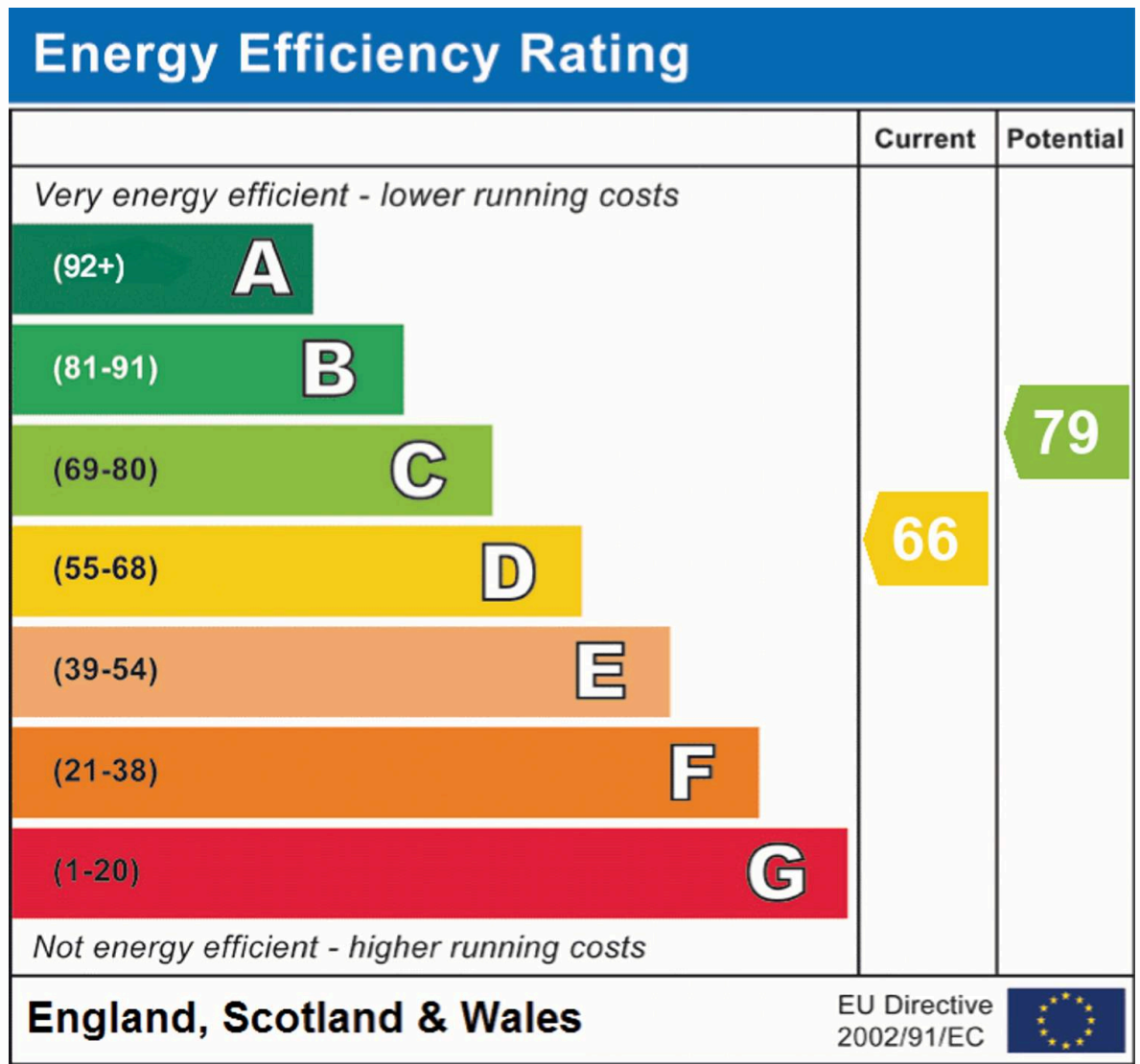
Villiers Road

Approximate Gross Internal Area
Ground Floor = 103.3 sq m / 1,112 sq ft
First Floor = 68.1 sq m / 733 sq ft
Gym / Shed = 31.6 sq m / 340 sq ft
Total = 203.0 sq m / 2,185 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.