



37 Kingsfield Road, Watford – WD19 4PP
£1,150,000

 Churchills Oxhey



Offering an exceptional blend of space and modern family living, this impressive 5 bedroom semi detached home, dating back to 1905, is perfectly designed for growing families and those who love to entertain. High ceilings and elegant proportions create a wonderful sense of light and space, while the versatile layout caters effortlessly to everyday life. The welcoming entrance hall leads to a charming front reception room with a beautiful bay window and attractive fireplace, flowing seamlessly into the dining room where double doors open onto the sunny south-west facing garden, ideal for indoor-outdoor living during the warmer months. The spacious double-aspect kitchen/breakfast room also opens directly onto the garden, creating an excellent space for everyday family life and entertaining. The first floor offers three generous double bedrooms, a spacious family bathroom and a separate WC, while the second floor provides two additional bedrooms, ideal for teenagers, guests or home working. The large basement, currently arranged as a studio and cinema room, offers valuable flexible space to suit a variety of lifestyles. Outside, the attractive rear garden provides a private retreat, complemented by a driveway and residents' permit parking to the front. With further scope to extend, subject to the necessary planning permissions, this is a home that can evolve with your family's needs. Situated in a highly sought-after location within walking distance of Bushey mainline station, it combines generous living space, period elegance and excellent connectivity in an outstanding family setting.





- Substantial 5 Bedroom Semi Detached House
- Arranged Over 4 Floors
- Double Aspect Kitchen/ Breakfast Room
- Large Cinema Room In Basement
- Attractive Rear Garden
- Off Street Parking
- Close To Bushey Station
- Potential To Extend (STPP)

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







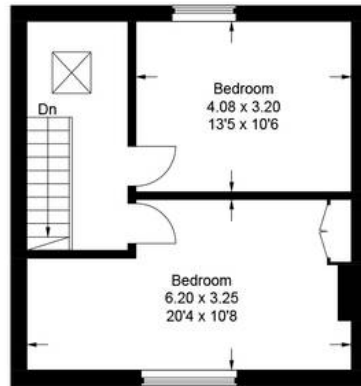




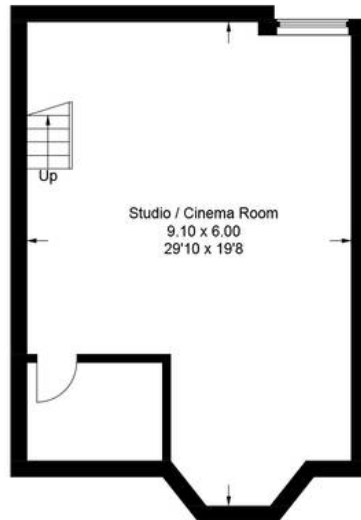


Kingsfield Road

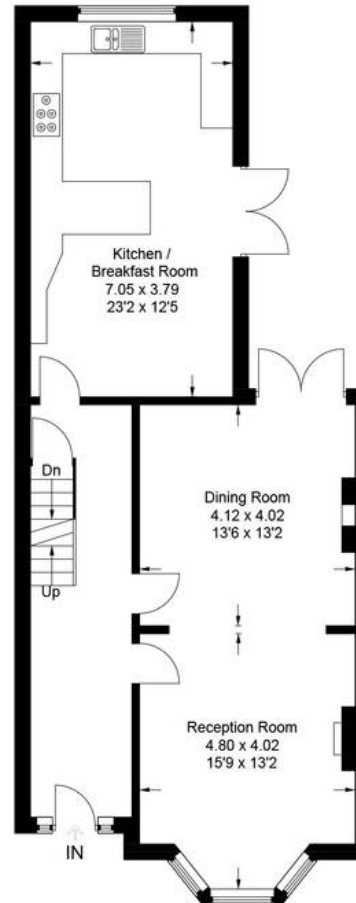
Approximate Gross Internal Area
 Basement = 51.5 sq m / 554 sq ft
 Ground Floor = 78.9 sq m / 849 sq ft
 First Floor = 79.1 sq m / 851 sq ft
 Second Floor = 39.9 sq m / 429 sq ft
 Total = 249.4 sq m / 2,683 sq ft



Second Floor



Basement



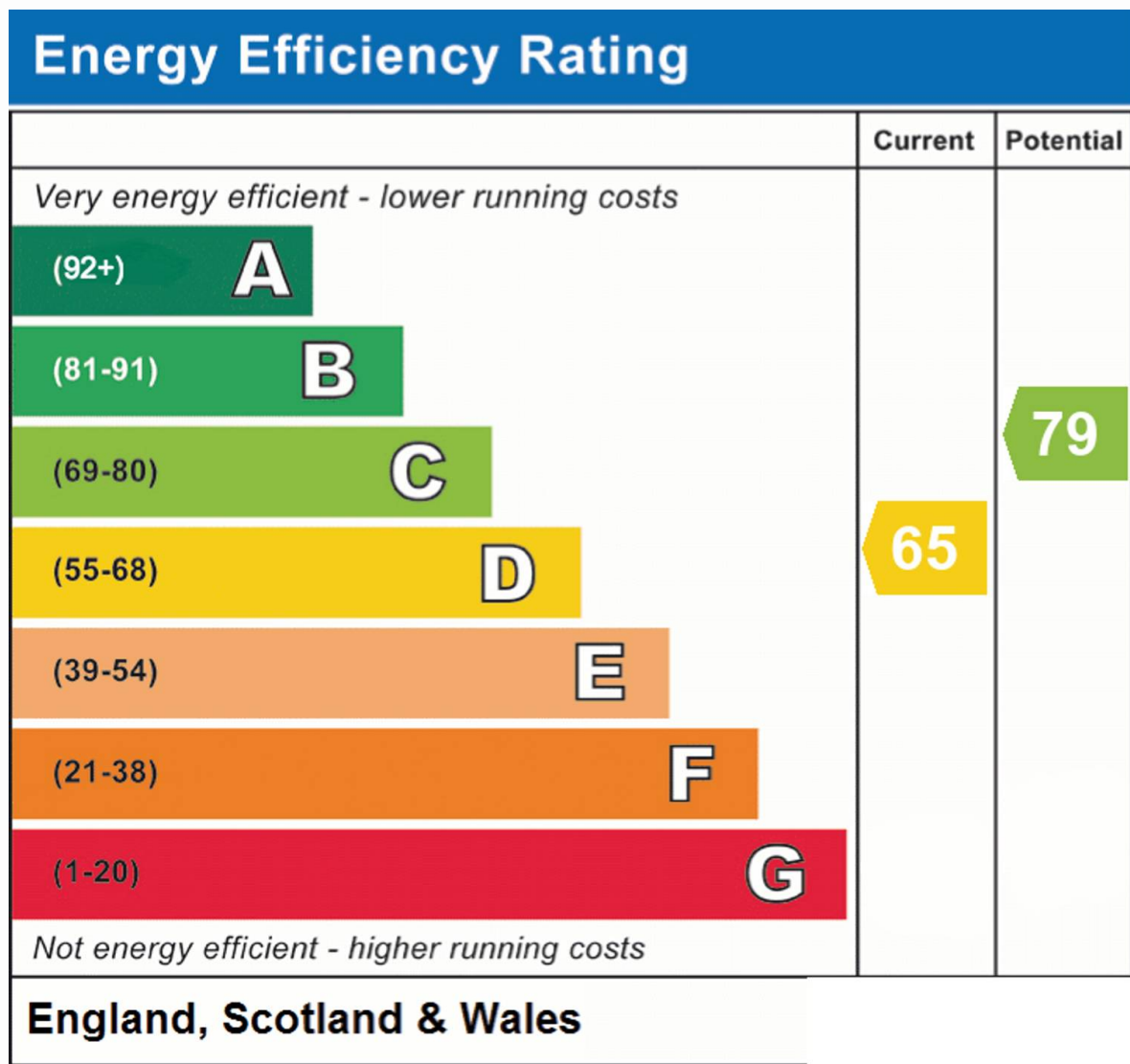
Ground Floor



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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