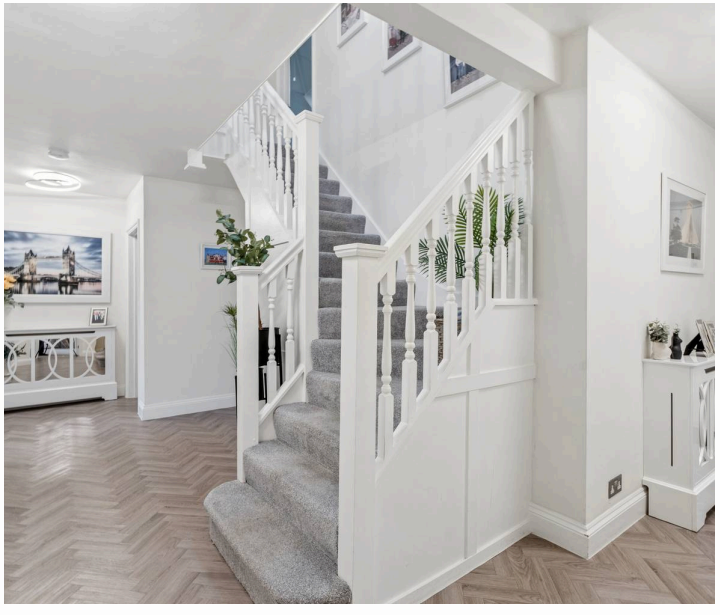


56 Woodwaye, Watford - WD19 4TS

£1,100,000

Churchills Oxhey







Built in the 1930s, this attractive 4 bedroom detached family home occupies a highly sought-after residential location, conveniently situated within easy reach of Bushey mainline station and offering excellent transport links. Tastefully decorated and well maintained throughout, the property provides generous and versatile accommodation, ideally suited to the needs of modern family living.

A spacious and welcoming entrance hall sets the tone, leading to three separate reception rooms which offer excellent flexibility and provide ideal spaces for both formal entertaining and everyday family life. In addition, a separate home office provides an ideal dedicated space for those working remotely. The kitchen/breakfast room offers a practical and sociable space, complemented by a particularly useful and spacious utility/boot room, converted from the former garage. A conveniently located ground-floor WC completes the ground-floor accommodation. To the first floor, there are four well-proportioned bedrooms, all benefiting from fitted wardrobes and offering comfortable accommodation for the whole family. The principal bedroom further benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Useful eaves storage provides additional practicality and completes the first floor accommodation.







Externally, the property continues to impress, with a front garden enhancing its attractive approach, while to the rear is a particularly appealing, secluded south-west facing garden. The garden provides a peaceful and private setting, ideal for outdoor entertaining, family activities or simply relaxing and enjoying the sunshine. A private driveway to the front provides valuable off-street parking for two vehicles. Combining attractive period character, well-balanced accommodation and a desirable location close to local amenities and Bushey mainline station, this is an appealing family home offering both comfort and versatility, ideally suited to modern family living

- Substantial 4 Bedroom Detached Family Home
- Tastefully Decorated Throughout
- 3 Separate Reception Rooms
- Fitted Kitchen With Separate Utility/ Boot Room
- Downstairs WC
- Principal Bedroom With En-Suite
- All Bedrooms With Fitted Wardrobes
- Secluded South- West Facing Rear Garden
- Off Street Parking To The Front
- Sought After Location

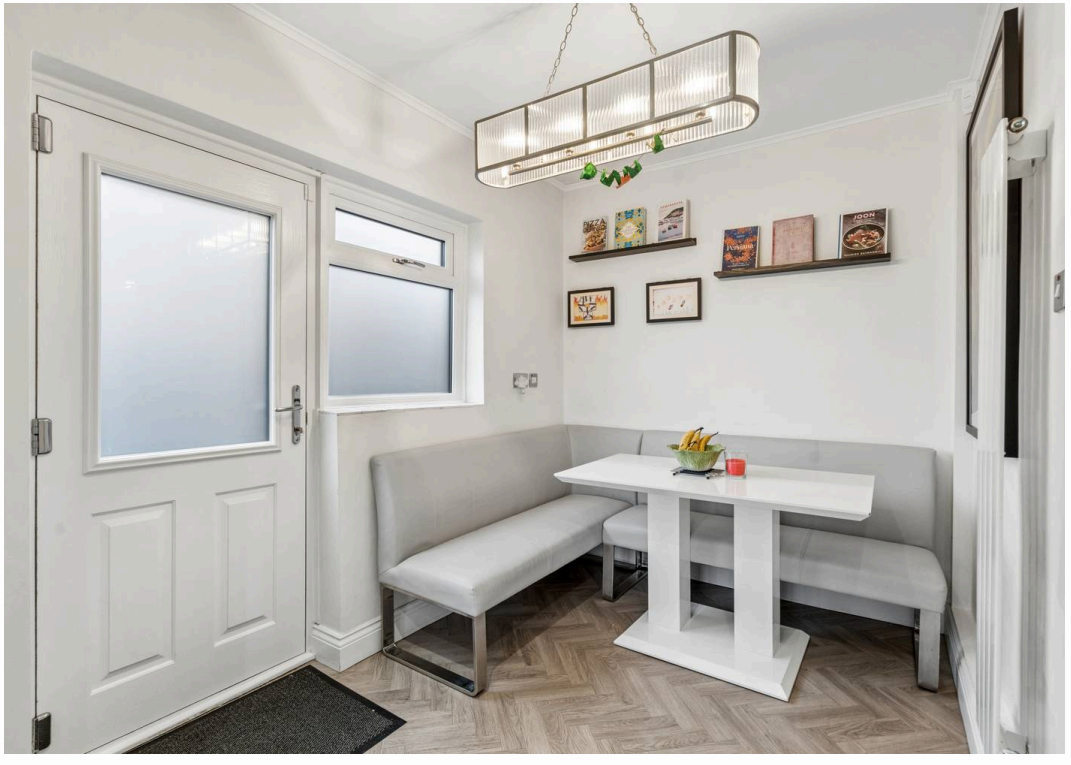
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D































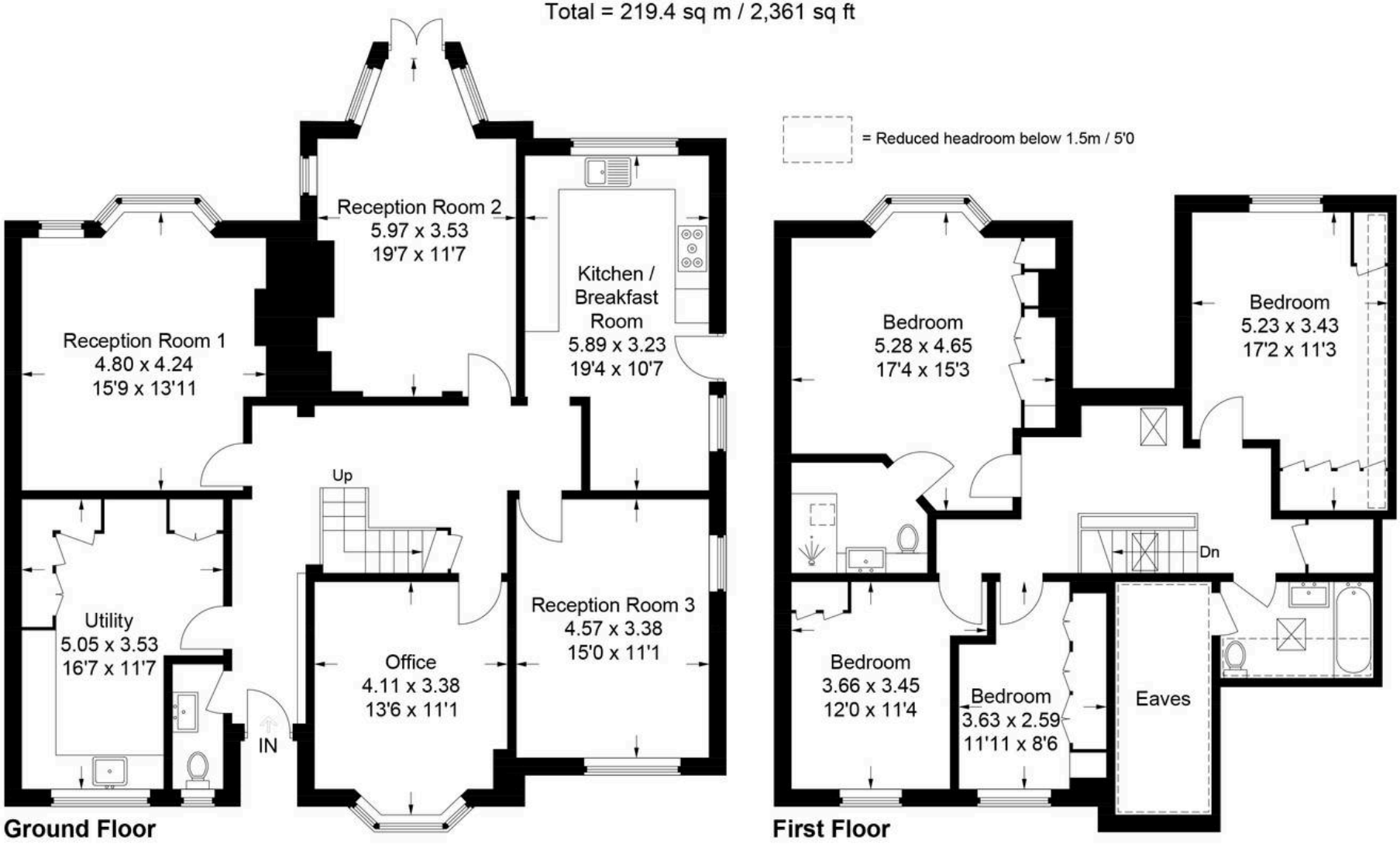






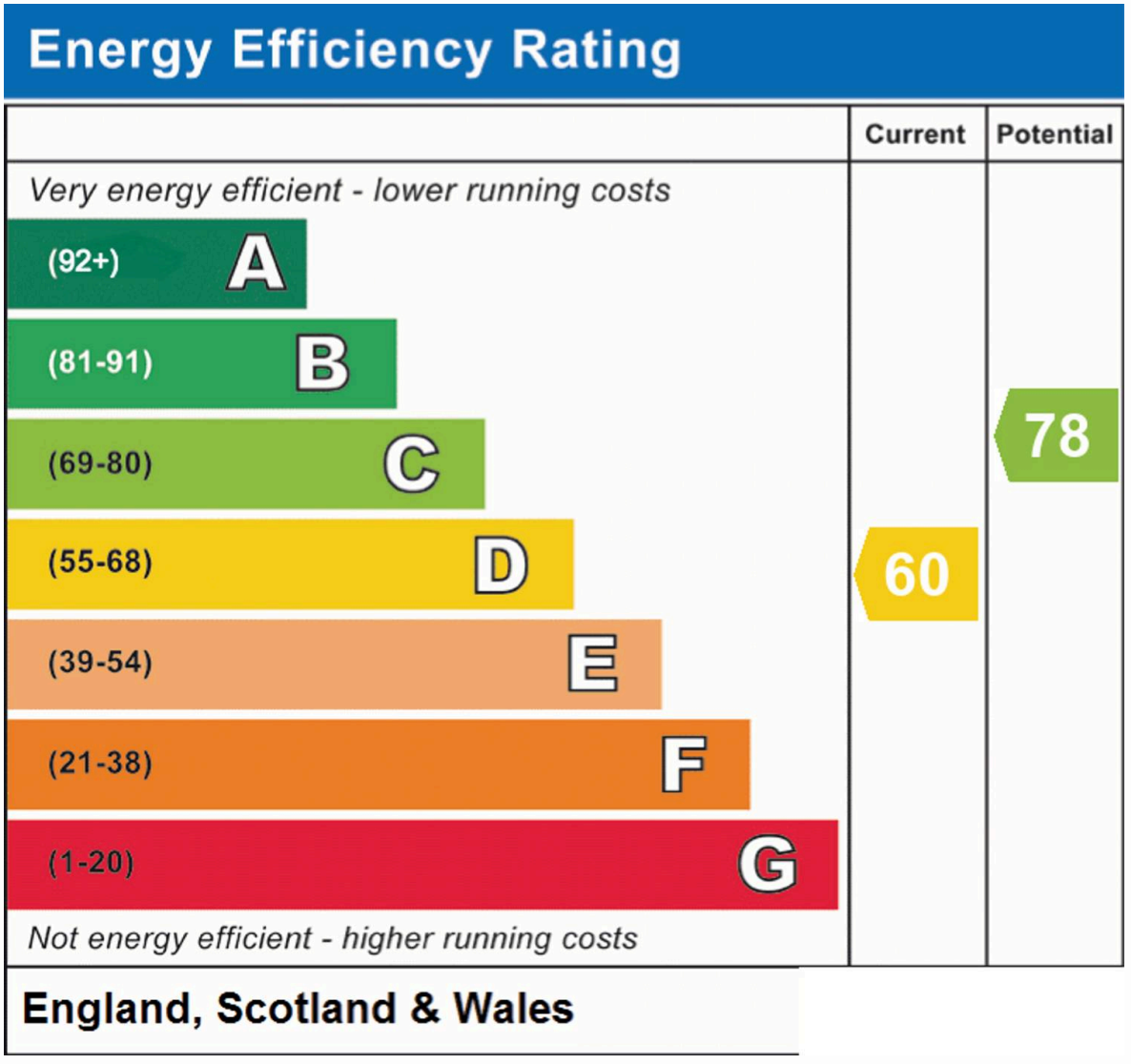
Woodwaye

Approximate Gross Internal Area
Ground Floor = 128.5 sq m / 1,383 sq ft
First Floor = 90.9 sq m / 978 sq ft
(Including Eaves)
Total = 219.4 sq m / 2,361 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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churchillsbushey.co.uk

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 confimed by your solicitor prior to exchange of contracts.