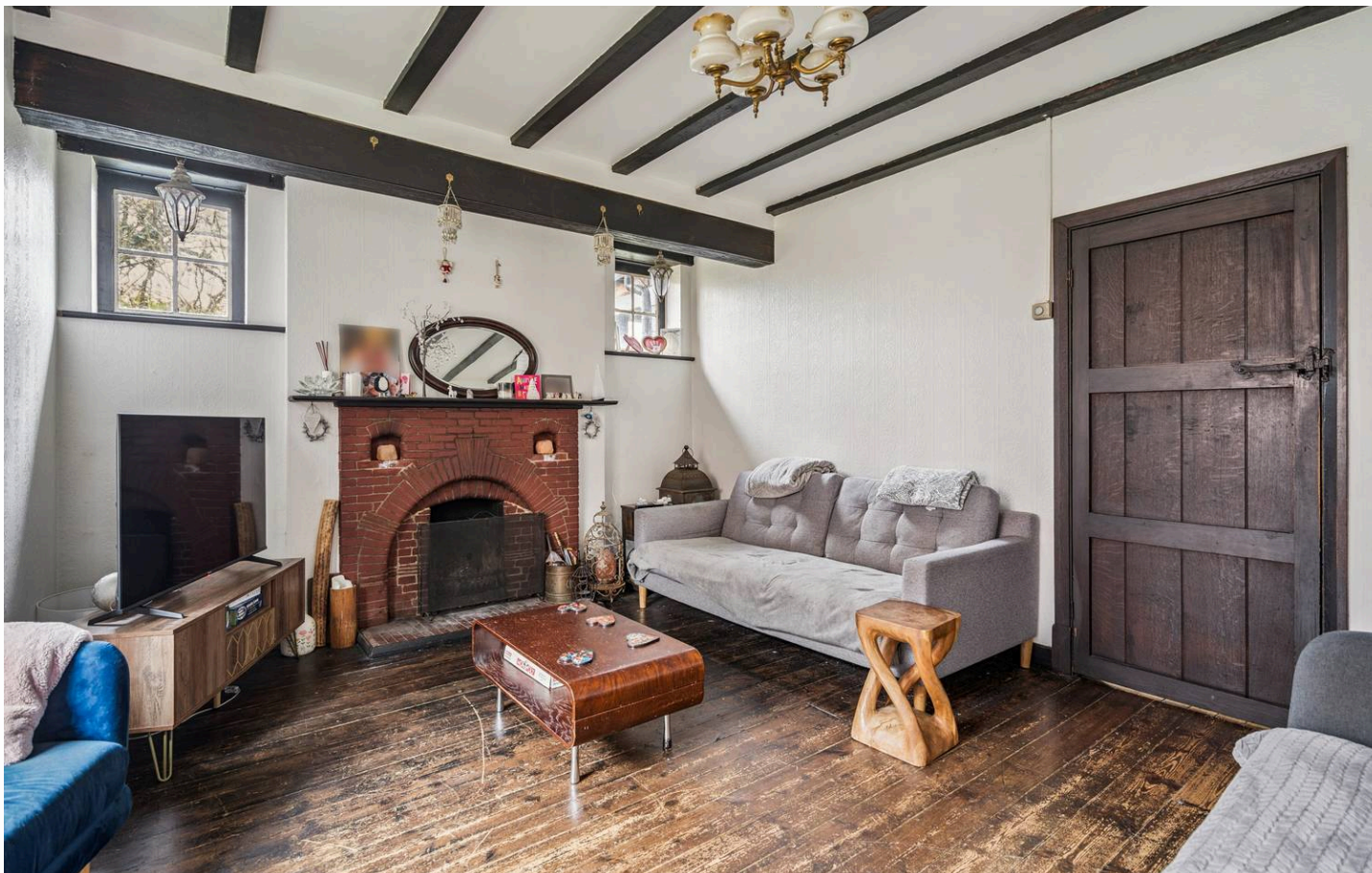




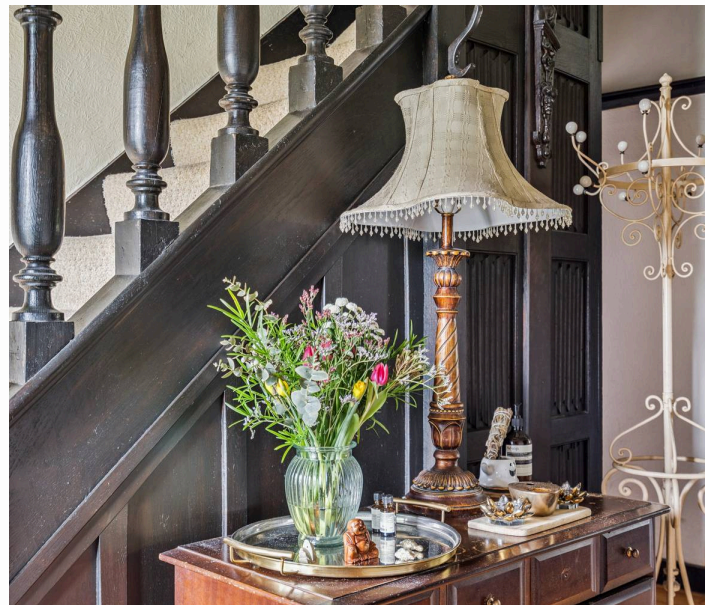
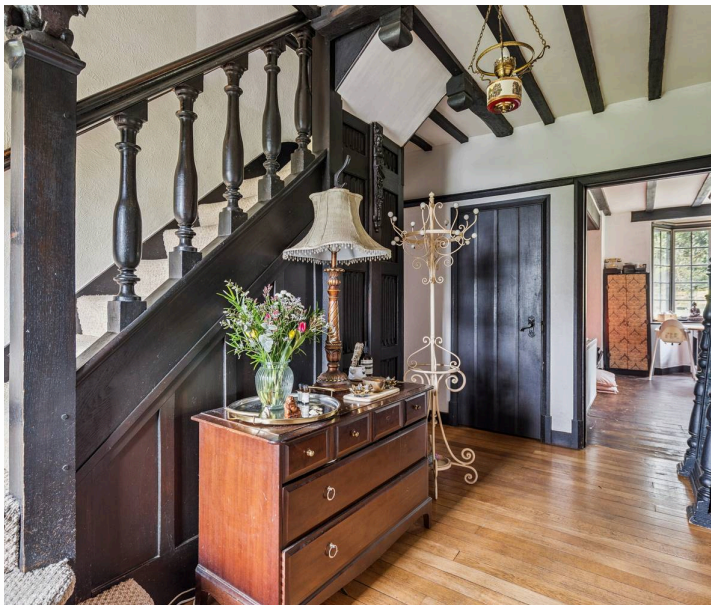
**33 Sherwoods Road, Watford – WD19 4AY**

In Excess of **£900,000**

 **Churchills**Oxhey



Set within the sought after residential area of Watford Heath, this unique locally listed 4 bedroom mock Tudor family home offers a blend of character, comfort, and everyday practicality. Rich in heritage, the property features striking oak beams and doors reportedly reclaimed from the original Cassiobury House, adding a sense of history and craftsmanship throughout. A welcoming entrance hall leads to a spacious triple aspect lounge where natural light pours in, creating a warm and inviting atmosphere centred around a feature fireplace, perfect for relaxed evenings or entertaining guests. The double aspect dining room, complete with a charming bay window overlooking the mature garden, provides an elegant setting for family meals and special occasions. At the heart of the home, a modern 17ft kitchen/breakfast room with a separate utility area offers both style and functionality, ideal for busy family life. Upstairs, the 16ft main bedroom enjoys its own en-suite shower room, complemented by three further well proportioned bedrooms and a family bathroom with separate WC. With gas central heating, a beautifully established south east facing garden for outdoor enjoyment, and excellent transport links via nearby Bushey Mainline Station, offering a fast service into London Euston, this home perfectly balances tranquil suburban living with convenient city access.





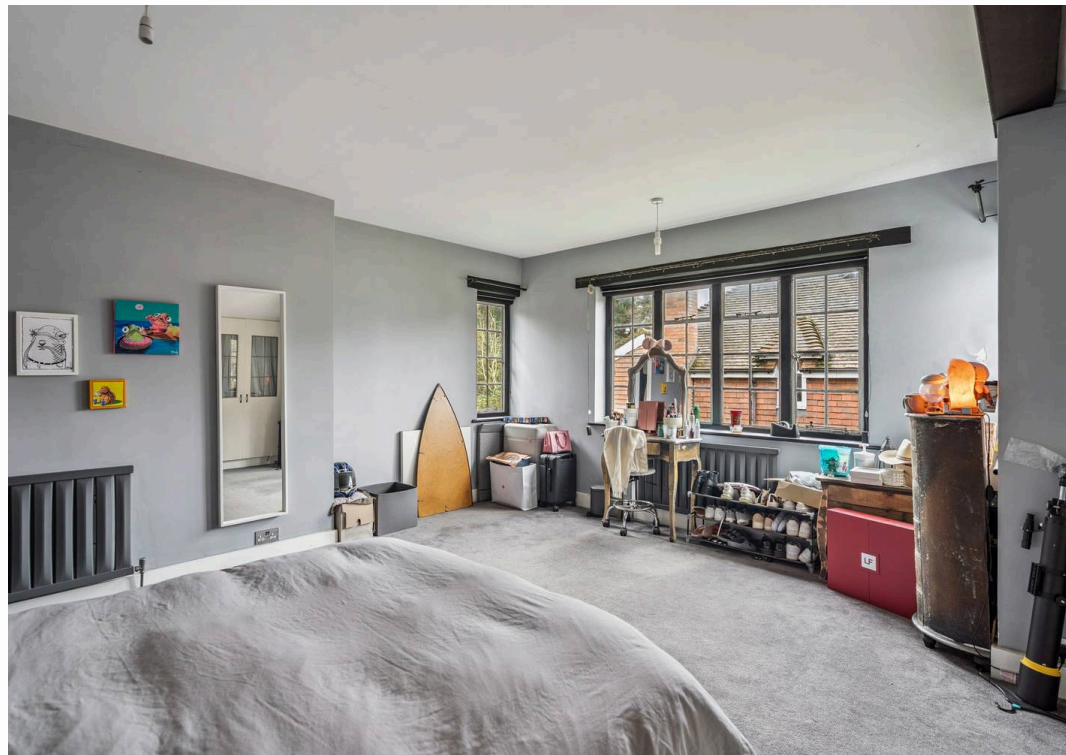
- 4 Bedroom 2 Bathroom Character Family Home
- Oak Beams & Doors Throughout
- 2 Separate Reception Rooms
- 17ft Kitchen/ Breakfast Room With Separate Utility Area
- Bedroom With En-Suite Shower Room
- Family Bathroom With Separate WC
- Sought After Location In Watford Heath
- Convenient Station Location

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D













# Sherwoods Road

Approximate Gross Internal Area  
Ground Floor = 79.6 sq m / 857 sq ft  
First Floor = 84.1 sq m / 905 sq ft  
Total = 163.7 sq m / 1,762 sq ft

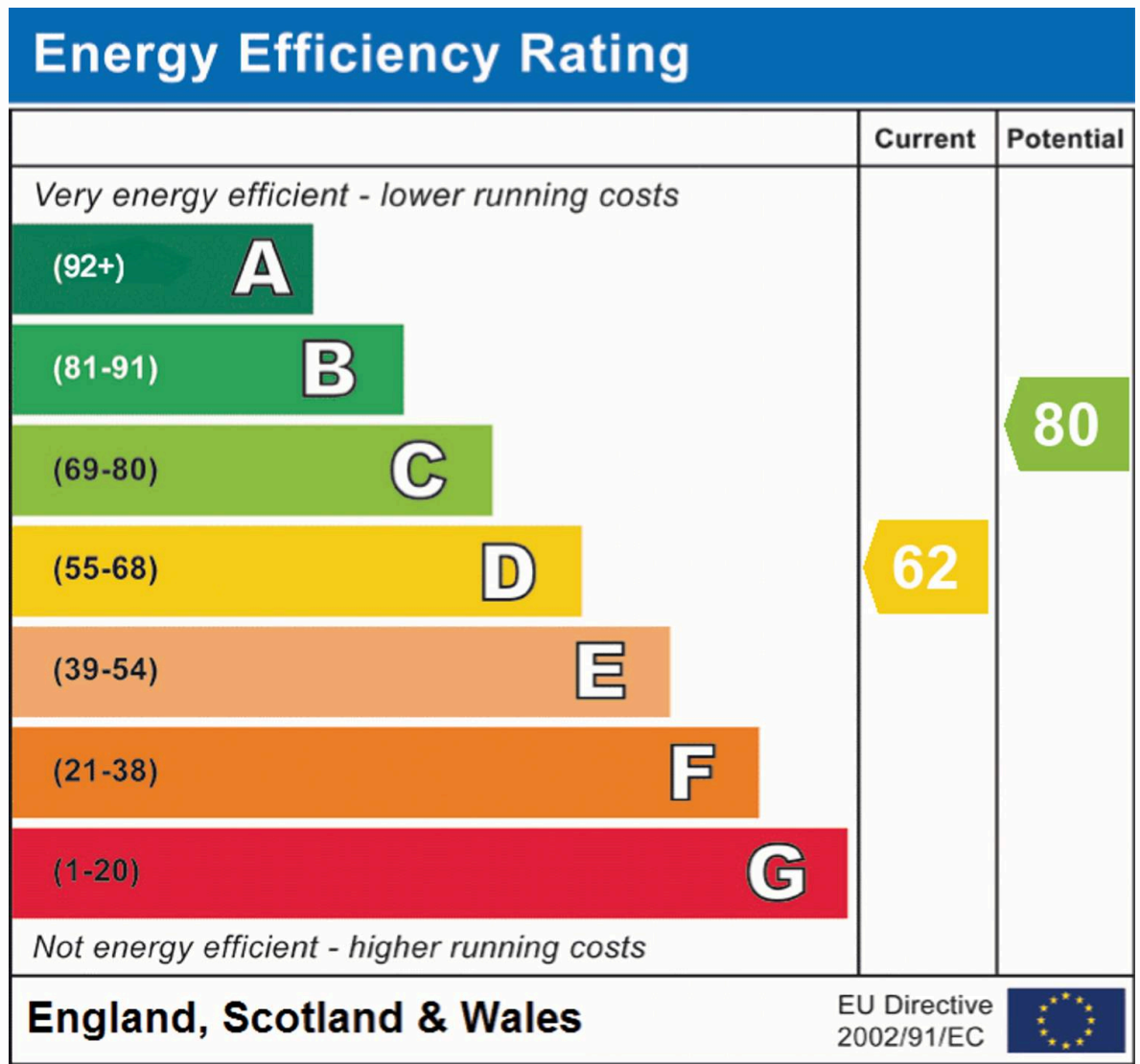


Ground Floor

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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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.