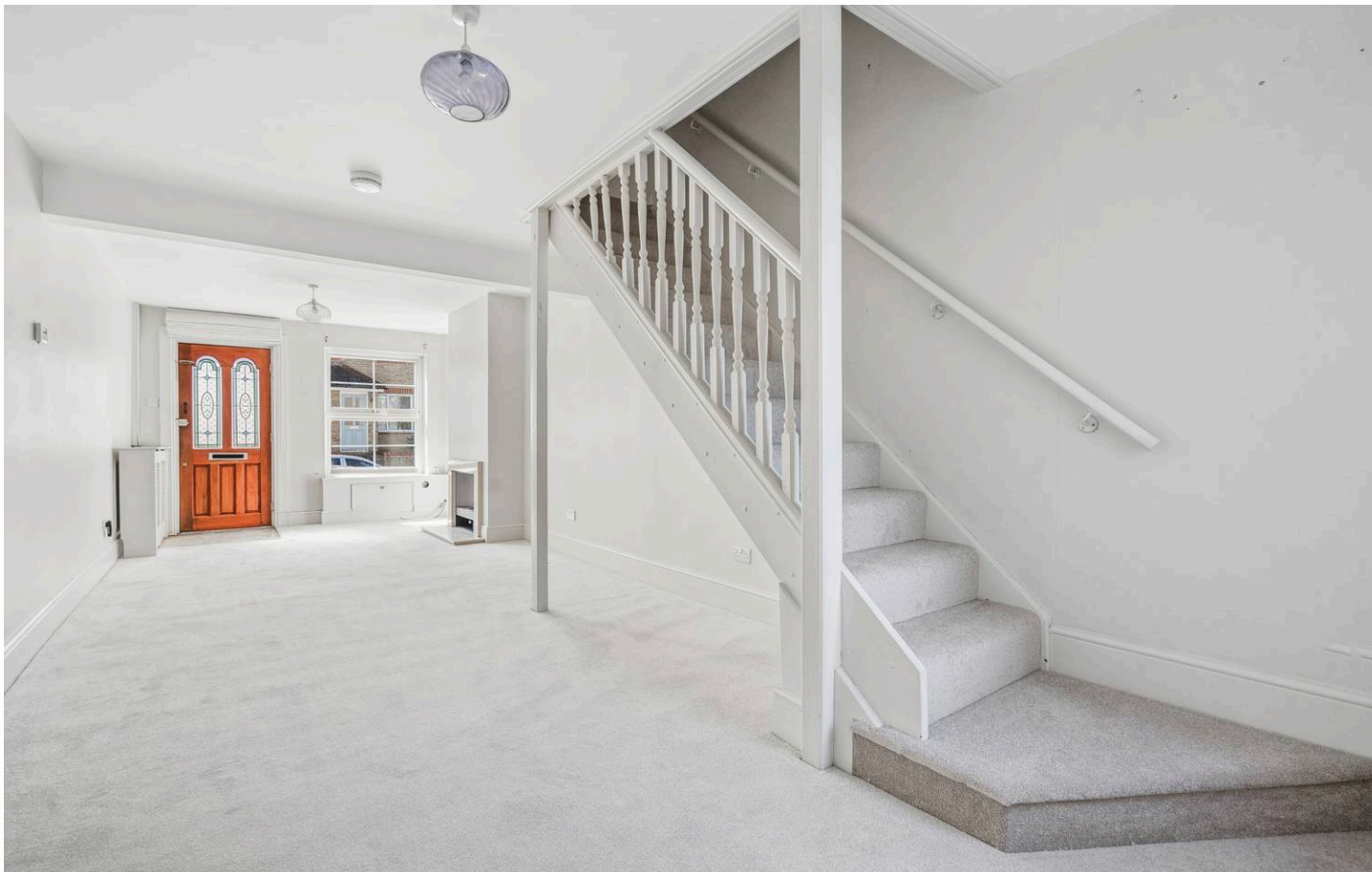


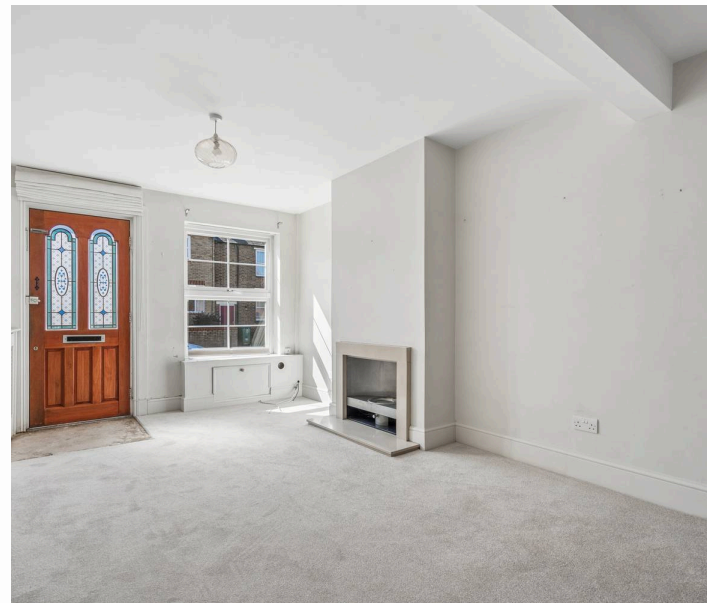


40 Capel Road, Oxhey Village, Watford – WD19 4AE  
£440,000





Set in the heart of Oxhey Village, this well presented 2 bedroom, 2 bathroom terrace cottage offers an easy, modern way of living. The home opens into a 28ft through lounge, creating a bright and versatile space for relaxing or entertaining, with the kitchen positioned to the rear and leading out to a beautifully kept rear garden. Upstairs, both spacious double bedrooms feature their own ensuite bathrooms, offering a sense of comfort and privacy. Finished with newly fitted carpets, gas central heating, and double glazing, the property is move in ready. With residents' permit parking, no upper chain, and Bushey Station just a short walk away providing swift links into London Euston, plus a range of independent local shops nearby, this home perfectly blends convenience with village charm.



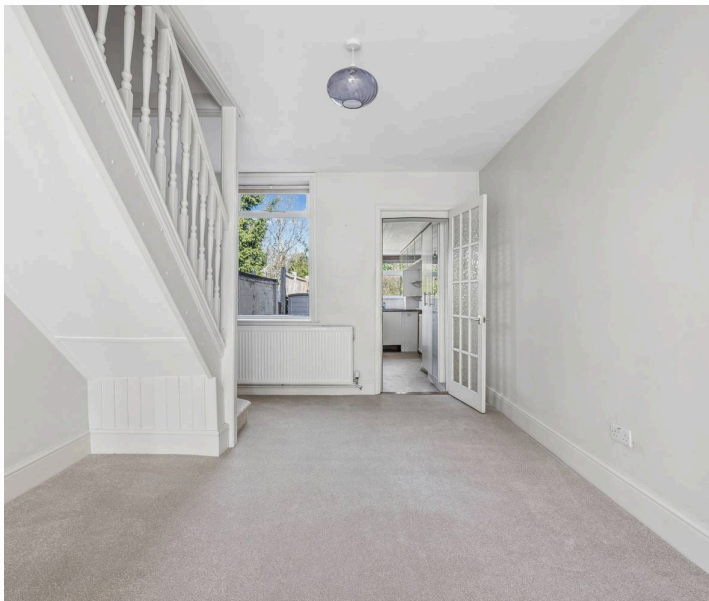


- 2 Bedroom 2 Bathroom Terrace Cottage
- 28ft Through Lounge
- Newly Fitted Carpets
- Both Bedrooms With Ensuites
- Well Kept Rear Garden
- Close To Bushey Station
- Residents Permit Parking
- No Upper Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



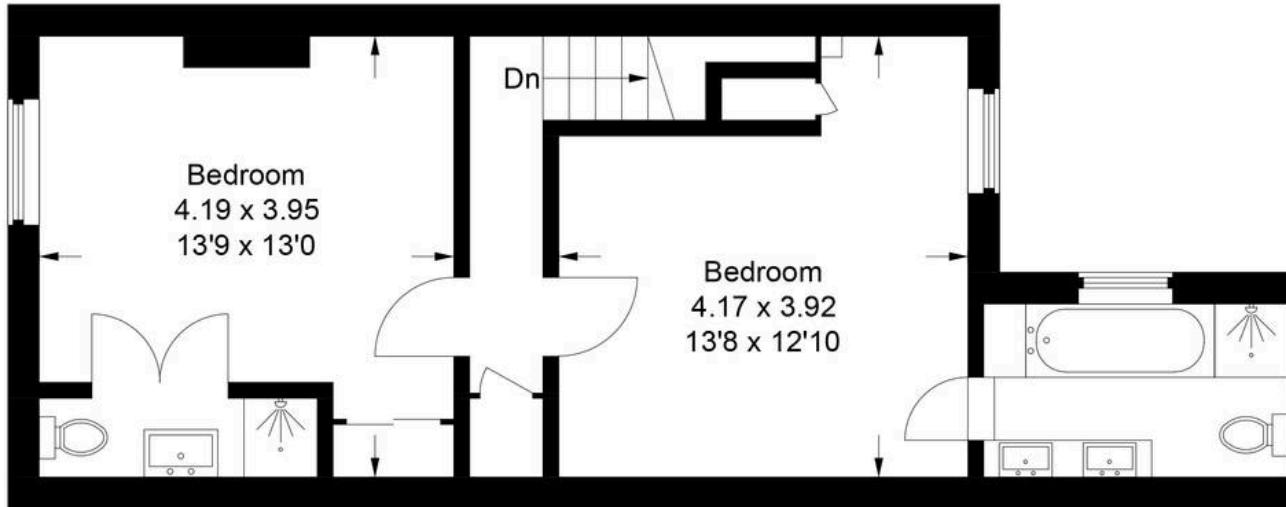




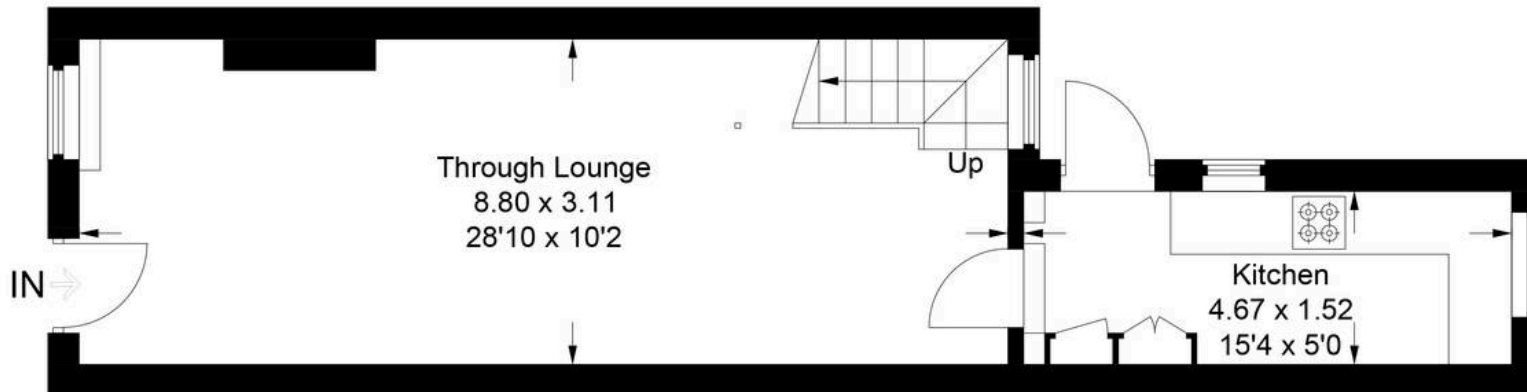


# Capel Road

Approximate Gross Internal Area  
Ground Floor = 35.6 sq m / 383 sq ft  
First Floor = 42.2 sq m / 454 sq ft  
Total = 77.8 sq m / 837 sq ft



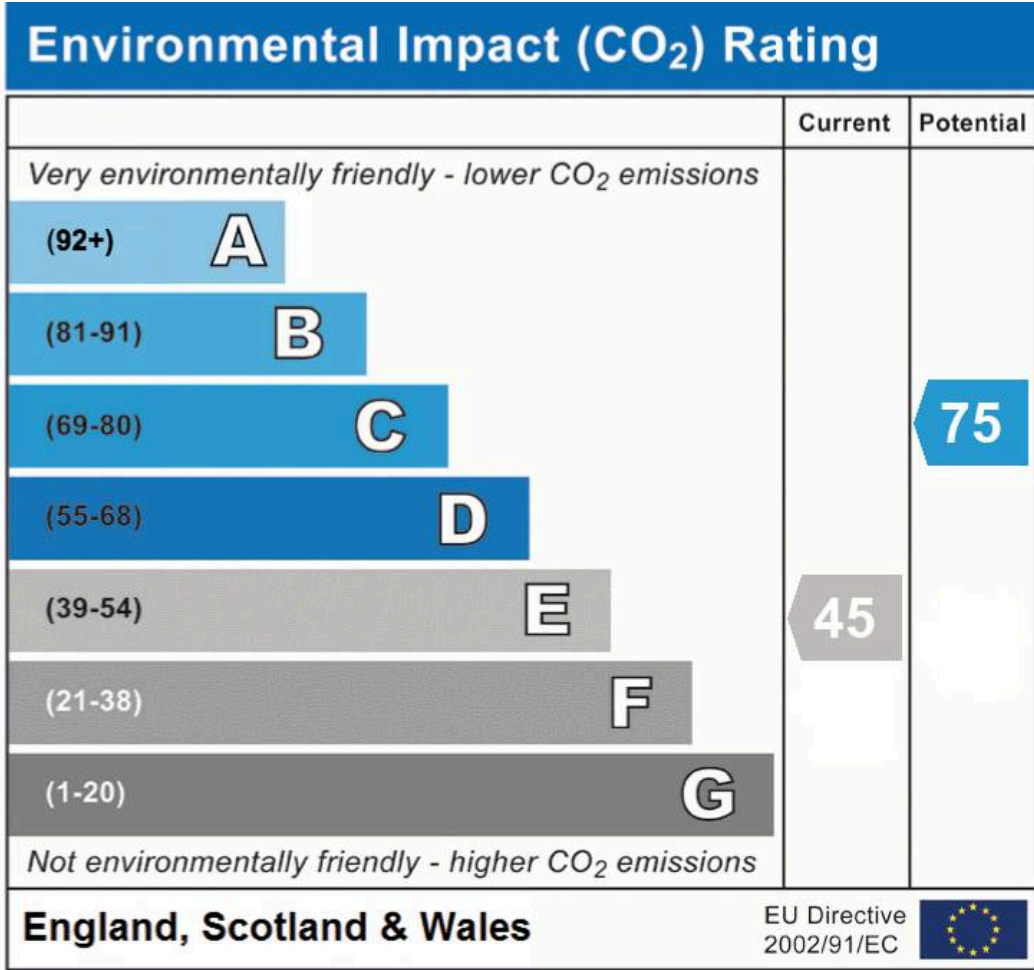
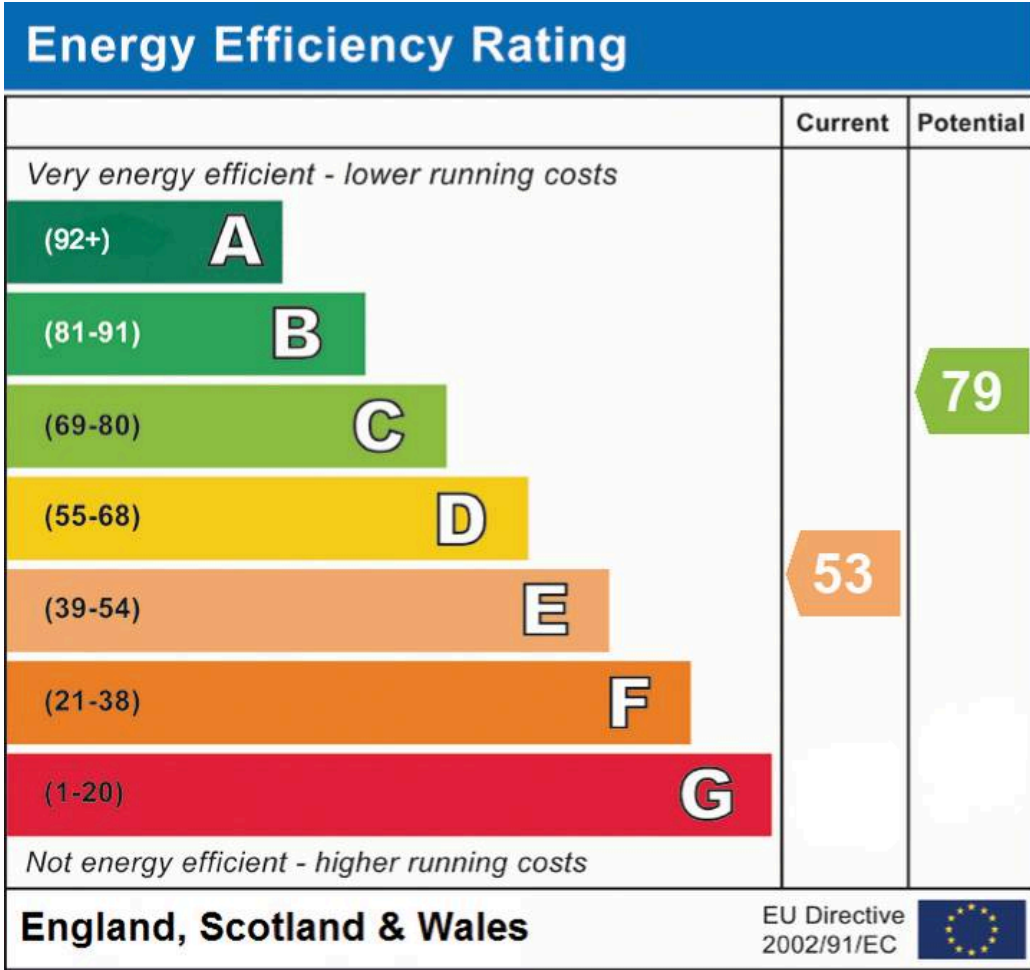
**First Floor**



**Ground 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

Churchills Estate Agents, Oxhey – 99 Villiers Road WD19 4AL

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.