

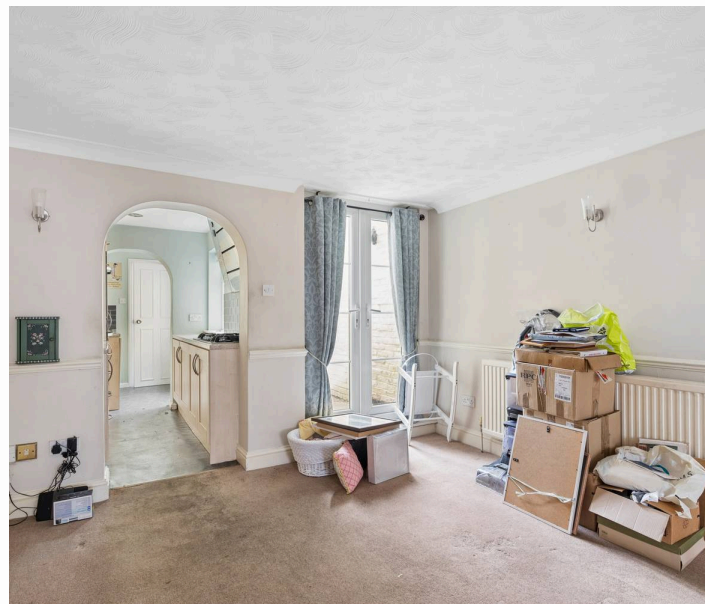


16 Capel Road, Watford – WD19 4AE
£425,000

 Churchills Oxhey



Situated in the heart of highly sought after Oxhey Village, this 2 bedroom terrace home presents an excellent opportunity for buyers looking to create a home to their own taste. Requiring some updating, the property offers well-planned accommodation including an entrance porch leading into an open-plan living space, where the front living room with its feature fireplace flows seamlessly into the dining area. Double doors open from the dining room onto the rear garden, while the adjoining galley-style kitchen provides a practical layout for everyday living. A downstairs WC and gas central heating add to the home's convenience. Upstairs are two bedrooms, with the principal bedroom benefiting from a shower cubicle, while the family bathroom is currently accessed through bedroom two. There is excellent potential to reconfigure the first floor by partitioning one of the bedrooms to create a separate landing, subject to any necessary consents. Outside, the rear garden provides a private space to relax or entertain, and resident permit parking is available. Ideally located just a stone's throw from Bushey Mainline Station, with local shops and village amenities close by, this chain free property combines fantastic potential with an exceptionally convenient location.





- 2 Bedroom Mid Terrace Cottage
- In Need Of Updating
- Open Plan Living Accommodation
- Downstairs WC
- Residents Permit Parking
- Sought After Location
- No Upper Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

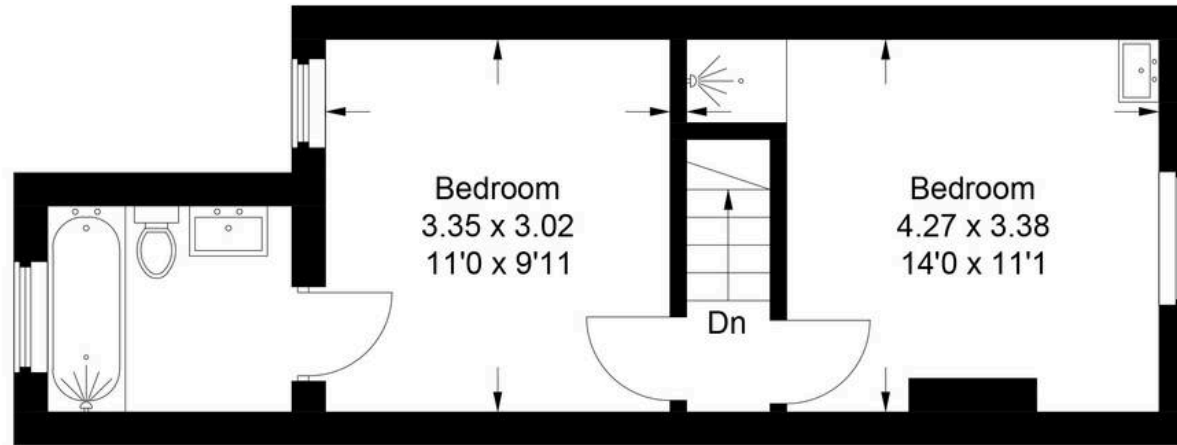




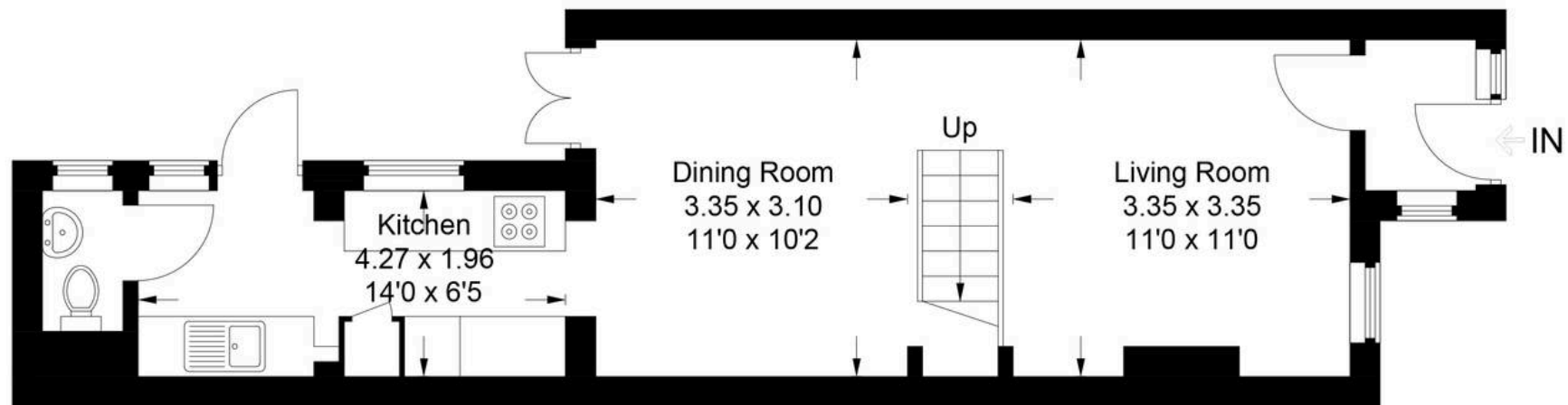


Capel Road

Approximate Gross Internal Area
Ground Floor = 37.6 sq m / 405 sq ft
First Floor = 29.7 sq m / 320 sq ft
Total = 67.3 sq m / 725 sq ft



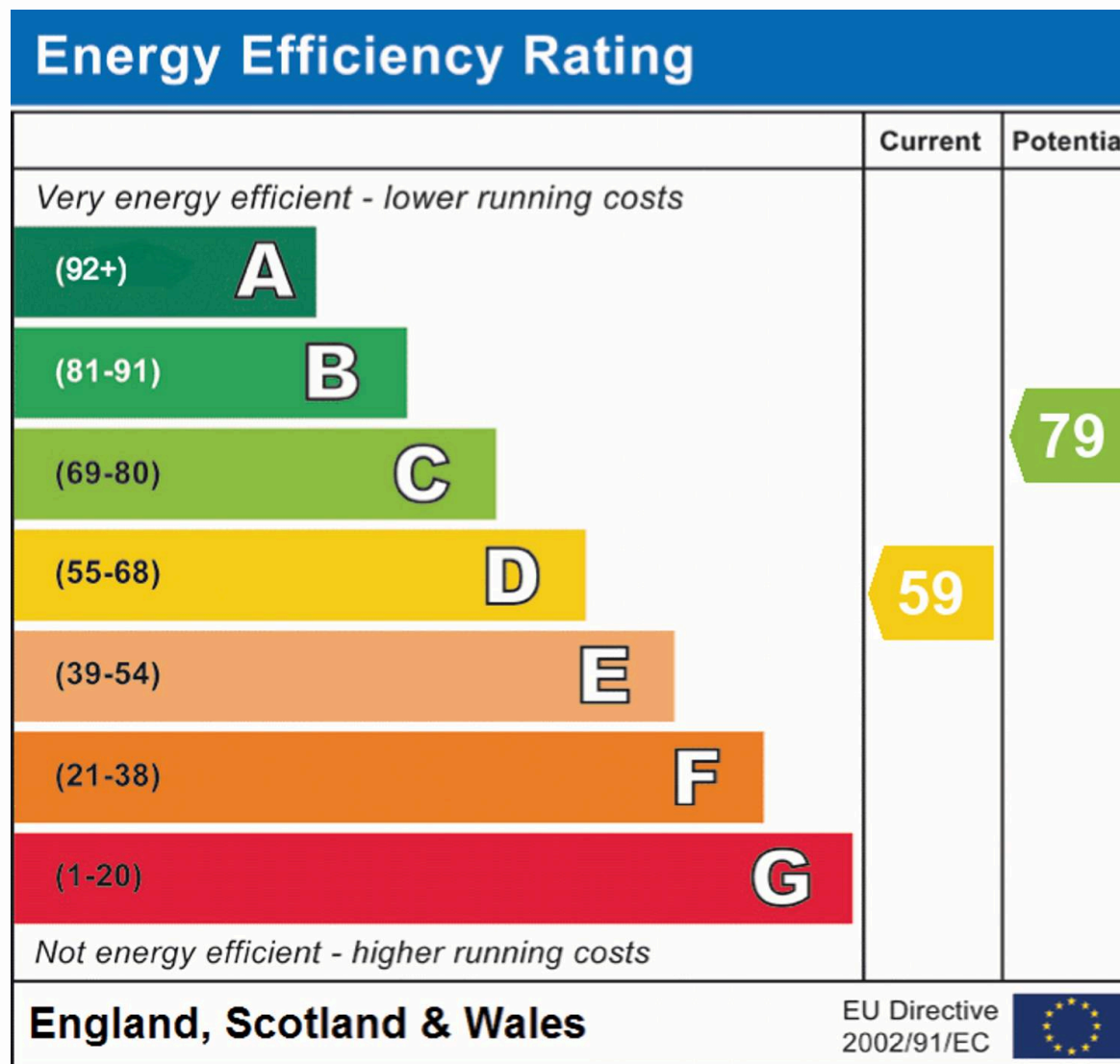
First Floor



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

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