

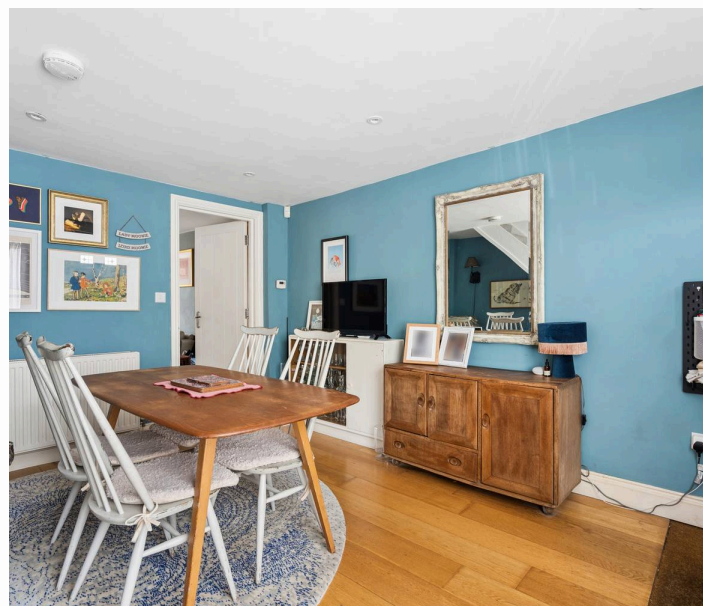
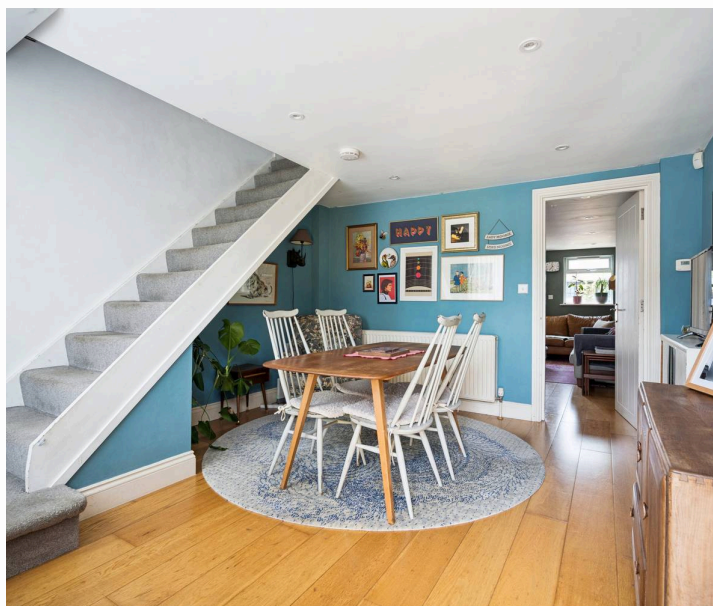


123 Pinner Road, Watford – WD19 4EJ
£600,000

 Churchills Oxhey



Perfectly positioned for modern family living, this beautifully presented and deceptively spacious 3 bedroom extended terrace cottage combines period charm with contemporary comfort. Thoughtfully extended to the rear and tastefully decorated throughout, the home offers generous living space with two separate reception rooms, a stylish fully fitted kitchen, utility cupboard and the convenience of a downstairs WC. Upstairs, three spacious double bedrooms are complemented by a luxurious four piece family bathroom, while replacement sash windows to the front preserve the property's character. Outside, the south-west facing rear garden offers an ideal space for relaxing and entertaining, complemented by a versatile brick-built outbuilding with electricity, perfect for storage, a workshop, or a home office. Rare off-street parking for one car, residents' permit parking and gas central heating (new boiler Installed 2024) add everyday practicality. Ideally located just moments from Bushey Mainline Station, with fast and direct connections into London Euston, this home offers an excellent balance of village style living and effortless commuting.





- An Extended 3 Bedroom Cottage
- Tastefully Decorated Throughout
- Two Separate Reception Rooms
- Modern Kitchen & Bathroom
- Downstairs WC
- New Boiler Installed 2024
- South West Facing Rear Garden With Versatile Outbuilding
- Off Street Parking
- Close To Bushey Main Line Station

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



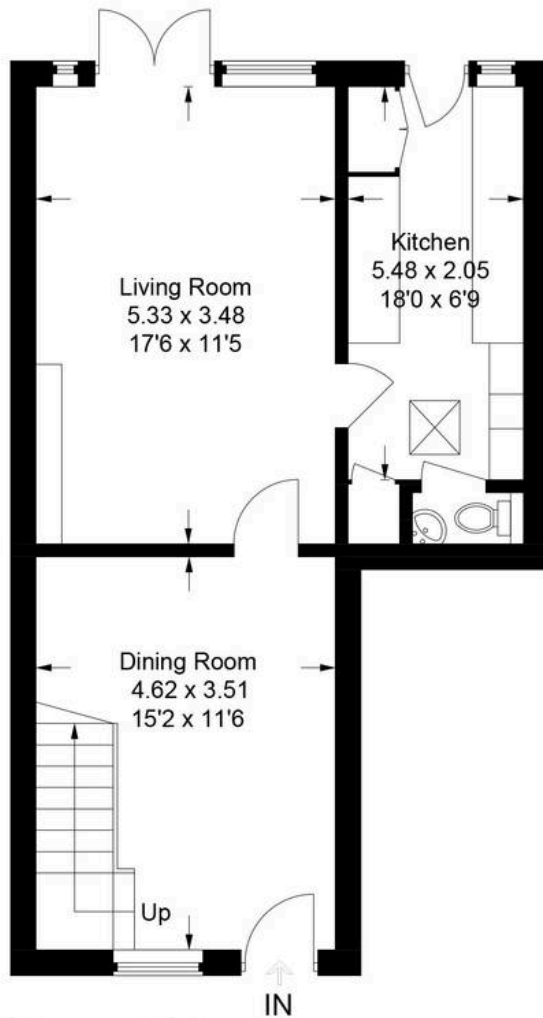




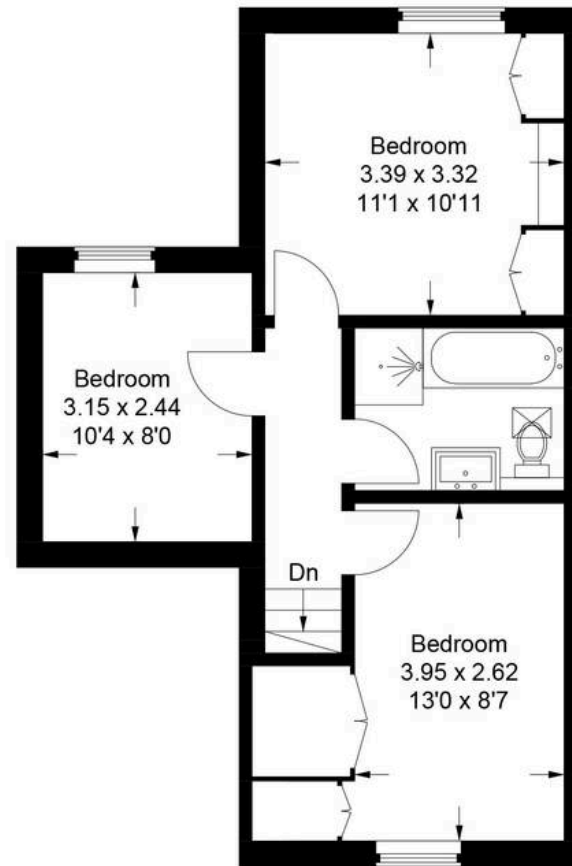


Pinner Road Watford

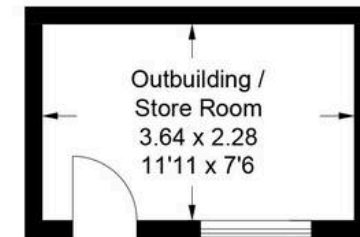
Approximate Gross Internal Area
Ground Floor = 47.6 sq m / 512 sq ft
First Floor = 41.3 sq m / 444 sq ft
Outbuilding / Store Room = 8.4 sq m / 90 sq ft
Total = 97.3 sq m / 1,046 sq ft



Ground Floor



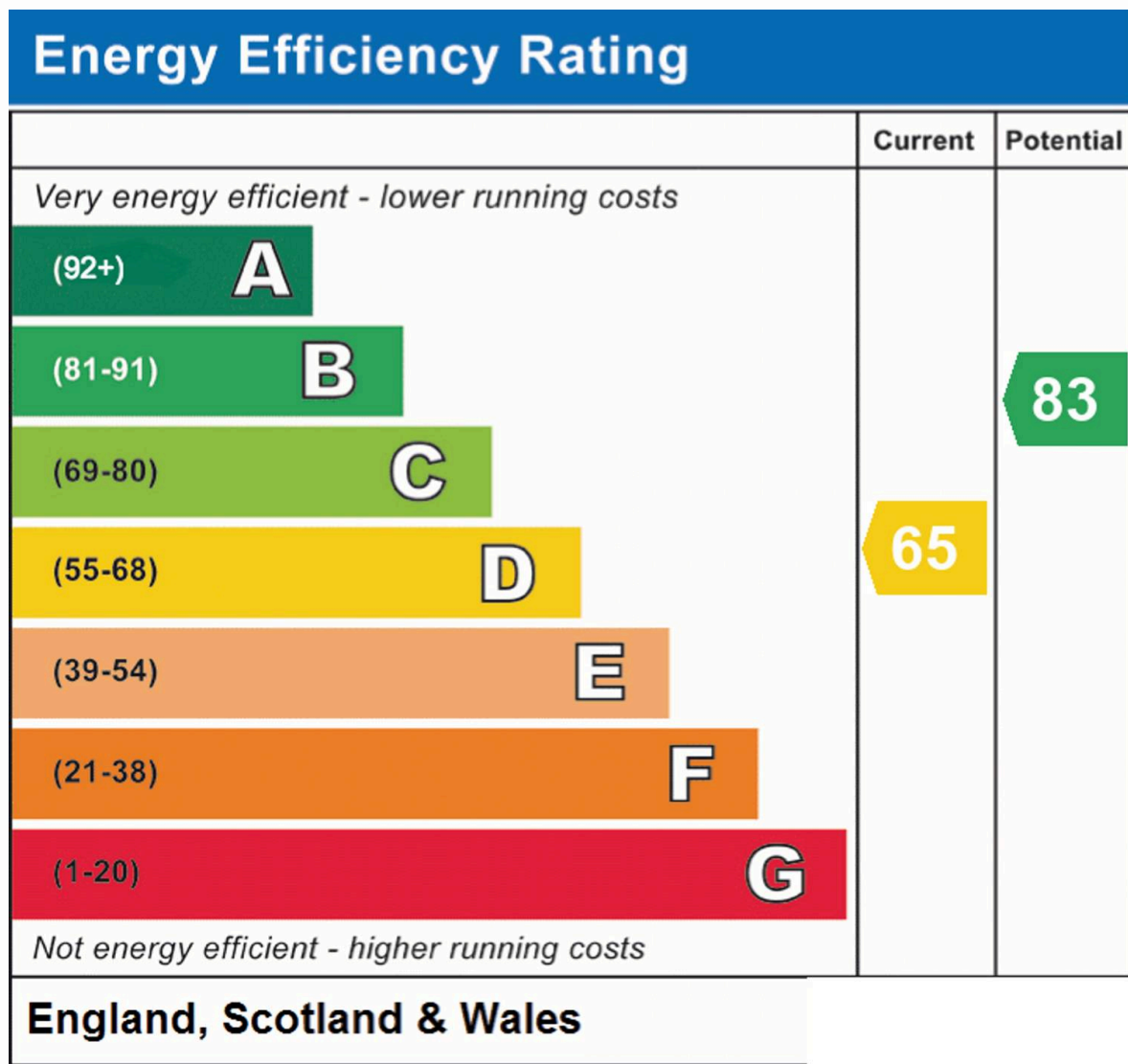
First Floor



(Not Shown In Actual
Location / Orientation)

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 confirmed by your solicitor prior to exchange of contracts.