



70 Villiers Road, Watford – WD19 4AJ  
£435,000

 Churchills Oxhey





Situated in the heart of Oxhey Village, this charming 2 bedroom terraced cottage offers a fantastic opportunity to create a home tailored to your own style. With no upper chain, it's ideal for buyers looking to move quickly and add value through modernisation. The accommodation includes a welcoming lounge with a bay window to the front and a feature fireplace, a separate kitchen, and a ground floor bathroom. Upstairs, there are two generous double bedrooms. Outside, the low maintenance rear garden provides a practical space for relaxing or entertaining, complemented by a useful brick-built store. Additional benefits include gas central heating, double glazing, residents' permit parking, and off road parking for one car to the rear, accessed via Avenue Terrace. Combining character, convenience, and excellent potential, this cottage enjoys a sought after village setting with local shops, transport links, and amenities all within easy reach.







- 2 Bedroom Terrace Cottage
- Heart of Oxhey Village
- In Need of Modernisation
- Ground Floor Bathroom
- Rear Garden
- Allocated Parking To The Rear
- No Upper Chain

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







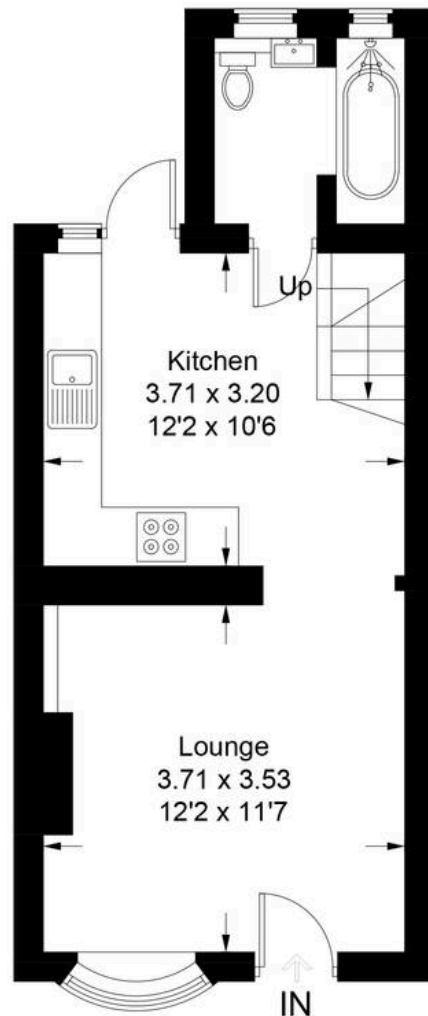




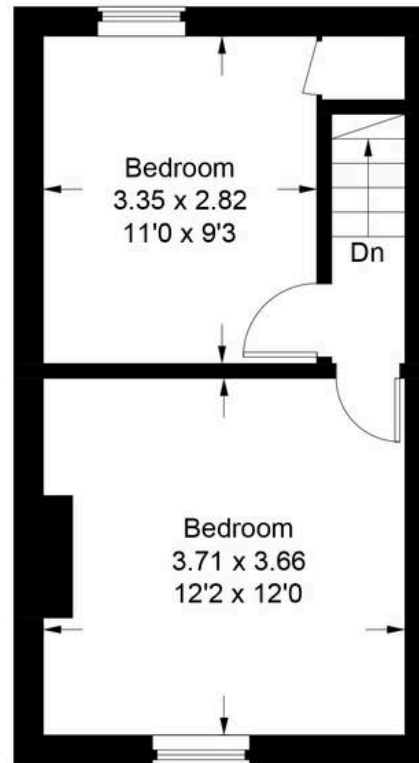


# Villiers Road

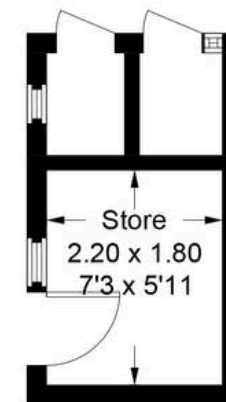
Approximate Gross Internal Area  
Ground Floor = 31.0 sq m / 334 sq ft  
First Floor = 26.4 sq m / 284 sq ft  
Total = 57.4 sq m / 618 sq ft



**Ground Floor**



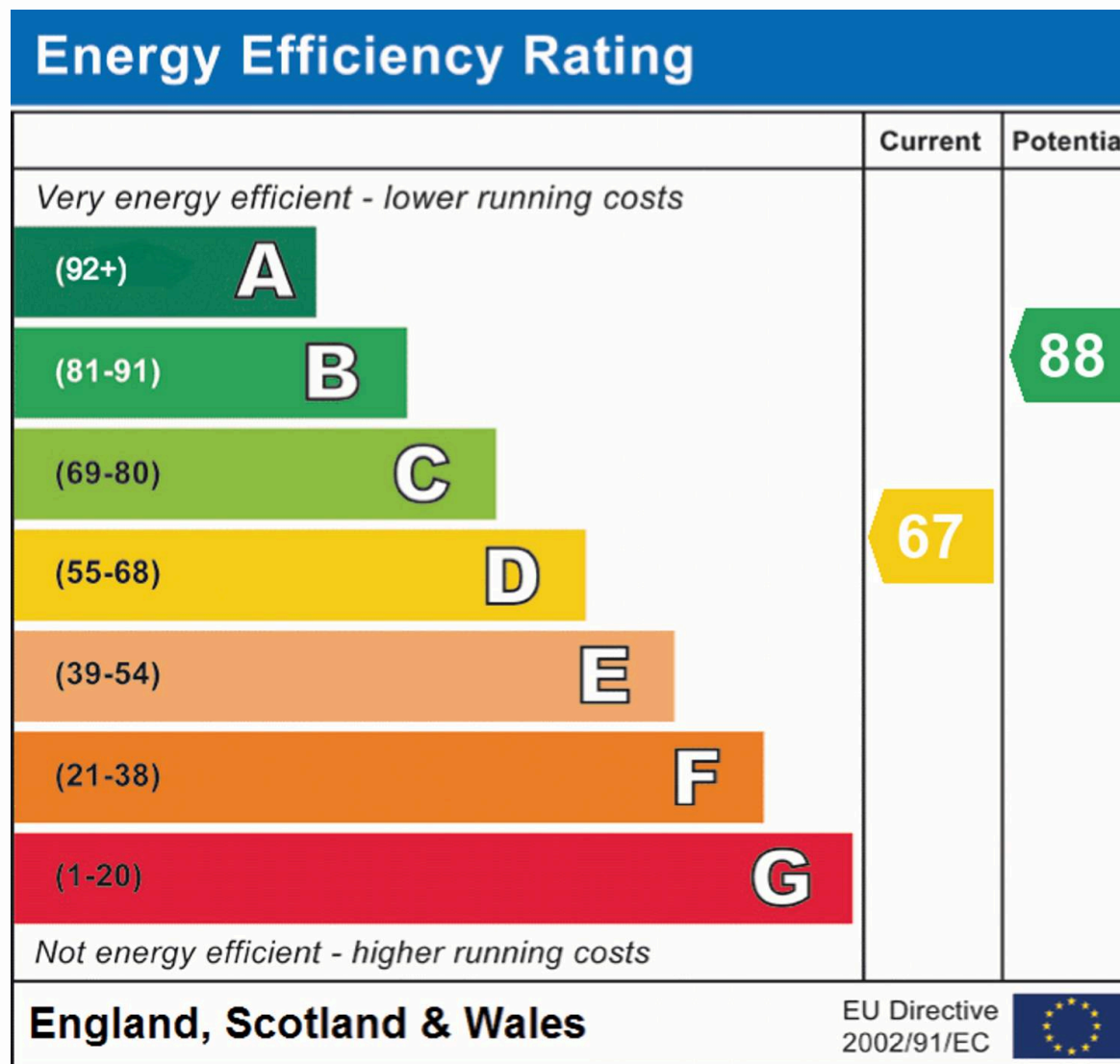
**First Floor**



(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

Churchills Estate Agents, 99 Villiers Road – WD19 4AJ

01923 242255

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.