



AWARDED FOR
MARKETING | SERVICE | RESULTS



17 Upper Paddock Road, Watford – WD19 4DY
£475,000

 Churchills Oxhey



This well presented 2 bedroom Victorian end of terrace cottage is ideally located in the heart of Oxhey Village, just a short distance from Bushey Main Line Station, offering an excellent combination of period charm and everyday convenience. The property features an entrance porch leading to an impressive 22ft through lounge, a fitted kitchen, and a modern downstairs shower room. Upstairs are two generous double bedrooms, both benefiting from wardrobe space. Outside, the attractive south-west facing rear garden provides a lovely space to relax and enjoy the sunshine, with the benefit of a charming summer house for storage, hobbies, or quiet enjoyment. Additional features include gas central heating, double glazing throughout with attractive double-glazed sash windows to the front, residents' permit parking, and the added advantage of no upper chain





- Victorian 2 Bedroom End Of Terrace Cottage
- Well Presented Throughout
- Heart Of Oxhey Village
- Double Glazed Sash Windows To The Front
- Ground Floor Shower Room
- Attractive Southwest Facing Rear Garden
- Residents ' Permit Parking
- Walking Distance To Bushey Station
- No Upper Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:



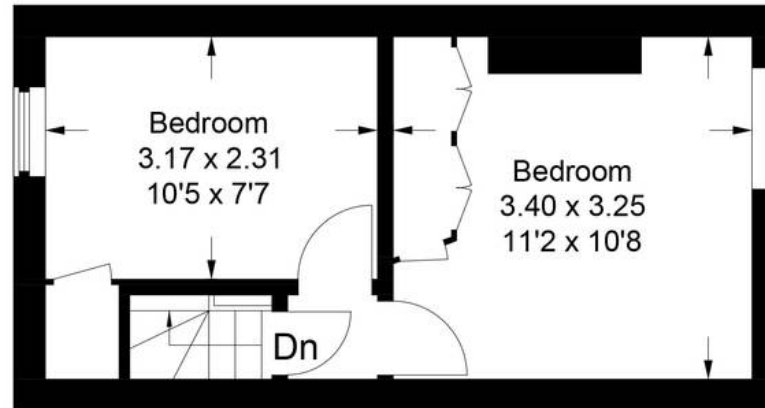




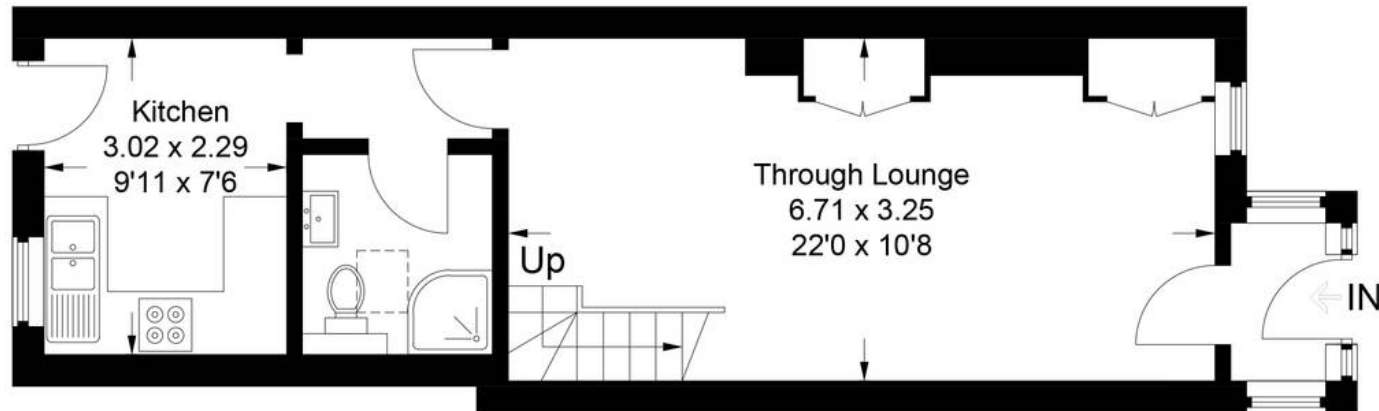


Upper Paddock Road

Approximate Gross Internal Area
Ground Floor = 36.8 sq m / 396 sq ft
First Floor = 21.8 sq m / 235 sq ft
Total = 58.6 sq m / 631 sq ft



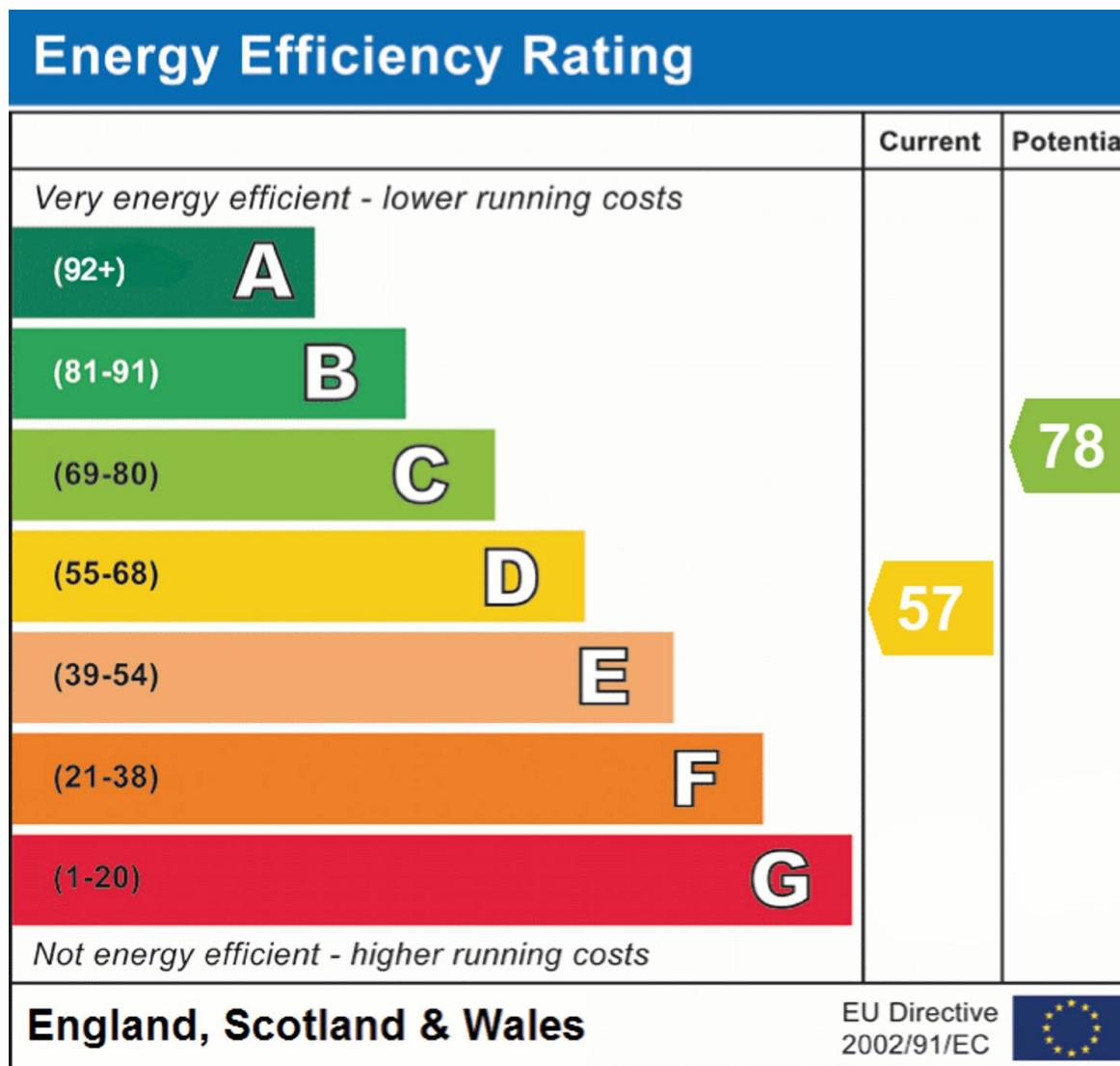
First Floor



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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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.