



45 Lower Paddock Road, Watford – WD19 4DU
£695,000

 Churchills Oxhey



Ideally positioned in the heart of Oxhey Village, this charming Victorian cottage is a characterful home with plenty of potential. Having been extended, the property offers three bedrooms, two reception rooms, a kitchen with separate utility, conservatory and two bathrooms, with period features including sash windows and a feature fireplace. While the property is now ready for modernisation, it provides a fantastic opportunity for a new owner to create a home tailored to their own taste and style. To the rear is a secluded, well-stocked garden with a garage, while the driveway to the front provides parking for two cars. The location is a real highlight, with the open spaces of Attenborough Fields and Oxhey Green nearby, and Bushey Mainline Station offering fast services into London Euston. With a new boiler and no upper chain, this is an appealing opportunity in a highly sought after village setting.





- Extended 3 Bedroom Semi Deatched House
- Heart Of Oxhey Village
- In Need Of Modernisation
- Two Separate Reception Rooms
- Ground Floor Bathroom
- Main Bedroom With Ensuite
- New Boiler
- Well Stocked Secluded Rear Garden
- Garage & Off Street Parking
- No Upper Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



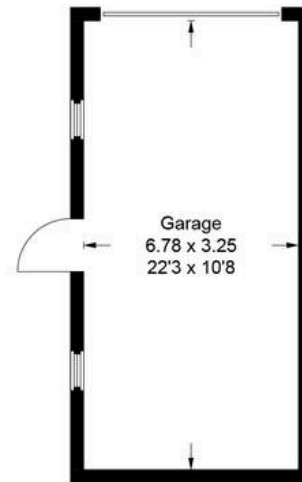




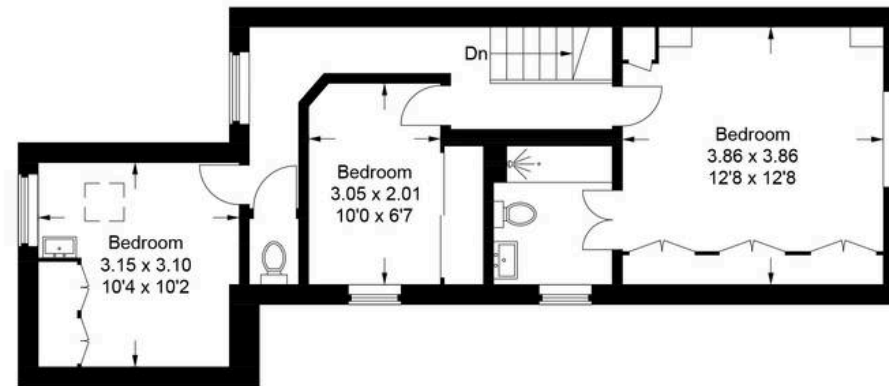


Lower Paddock Road

Approximate Gross Internal Area
Ground Floor = 97.9 sq m / 1,054 sq ft
First Floor = 47.2 sq m / 508 sq ft
Garage = 22.1 sq m / 238 sq ft
Total = 167.2 sq m / 1,800 sq ft



(Not Shown In Actual
Location / Orientation)



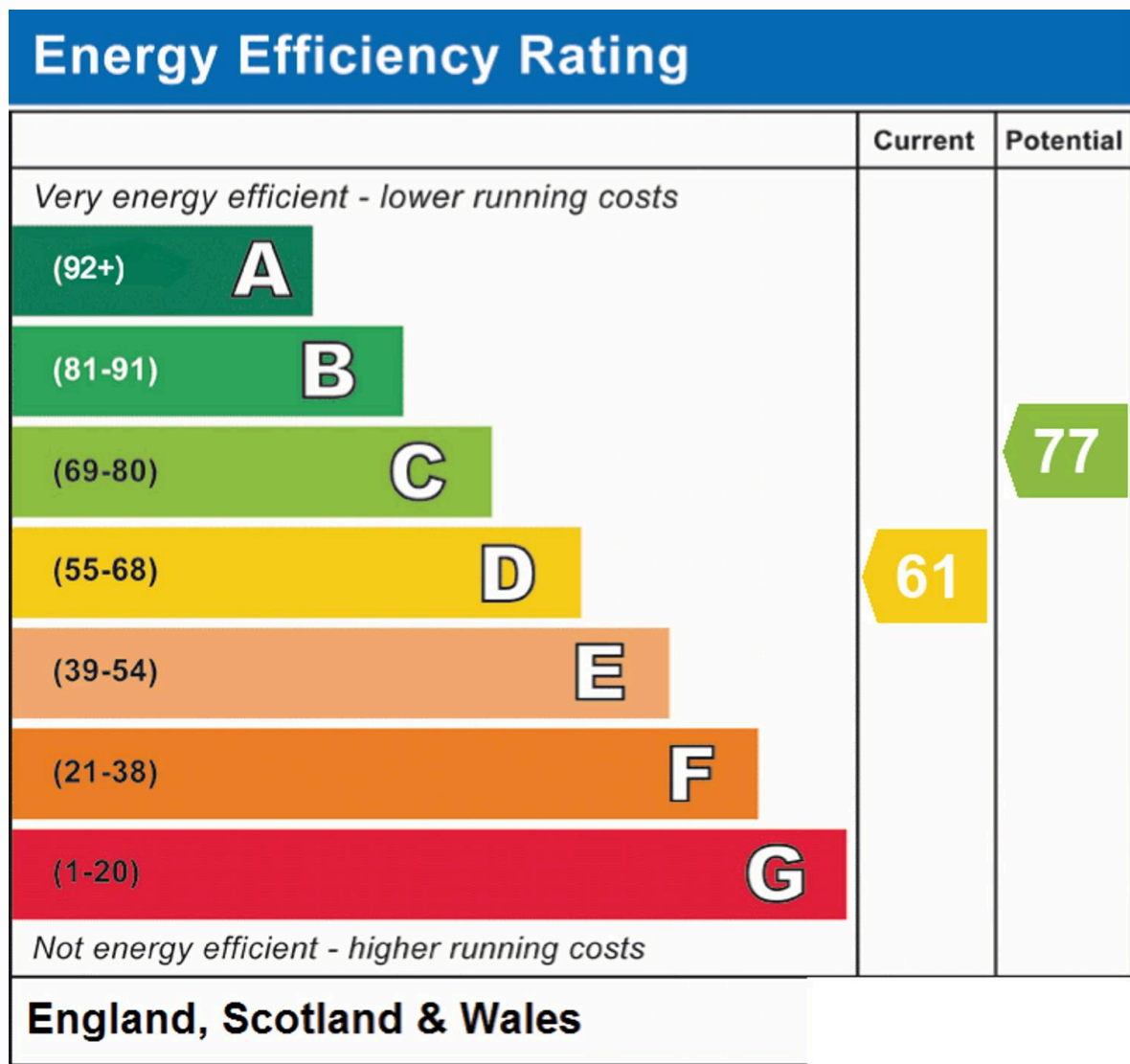
First Floor



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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