



AWARDED FOR
MARKETING | SERVICE | RESULTS



18a Capel Road, Watford – WD19 4AE
£565,000

 Churchills Oxhey



Built in 2012, this well presented 3 bedroom, 2 bathroom terraced house is ideally situated in the heart of Oxhey Village. The property opens with an entrance lobby, leading to a modern kitchen positioned at the front. To the rear, a spacious 19ft lounge/dining room offers a bright and comfortable living area, complete with double glazed patio doors that open directly onto the garden, perfect for indoor/outdoor living. The first floor comprises two well proportioned bedrooms and a family bathroom, while the second floor hosts a further bedroom featuring an ensuite WC and access to a separate bathroom. Conveniently located close to Bushey mainline station and a selection of local independent shops, the property also benefits from residents' permit parking. Set within a conservation area and near the open green spaces of Attenborough Fields, this home combines modern living with a desirable village setting.





- 3 Bedroom 2 Bathroom Terrace house
- Well Maintained
- Spacious Lounge/ Dining Room
- WC On All Floors
- Rear Garden
- Residents Permit Parking
- Close To Bushey Station

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





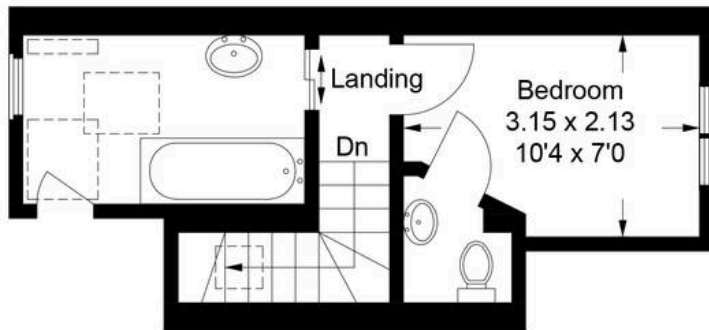


Capel Road

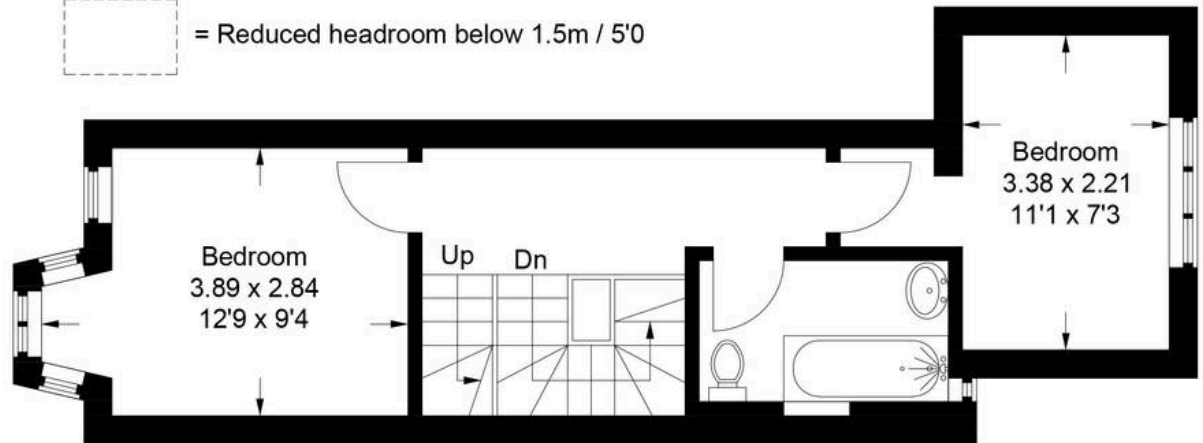
Approximate Gross Internal Area
 Ground Floor = 46.8 sq m / 504 sq ft
 First Floor = 33.8 sq m / 364 sq ft
 Second Floor = 17.4 sq m / 187 sq ft
 Total = 98.0 sq m / 1,055 sq ft



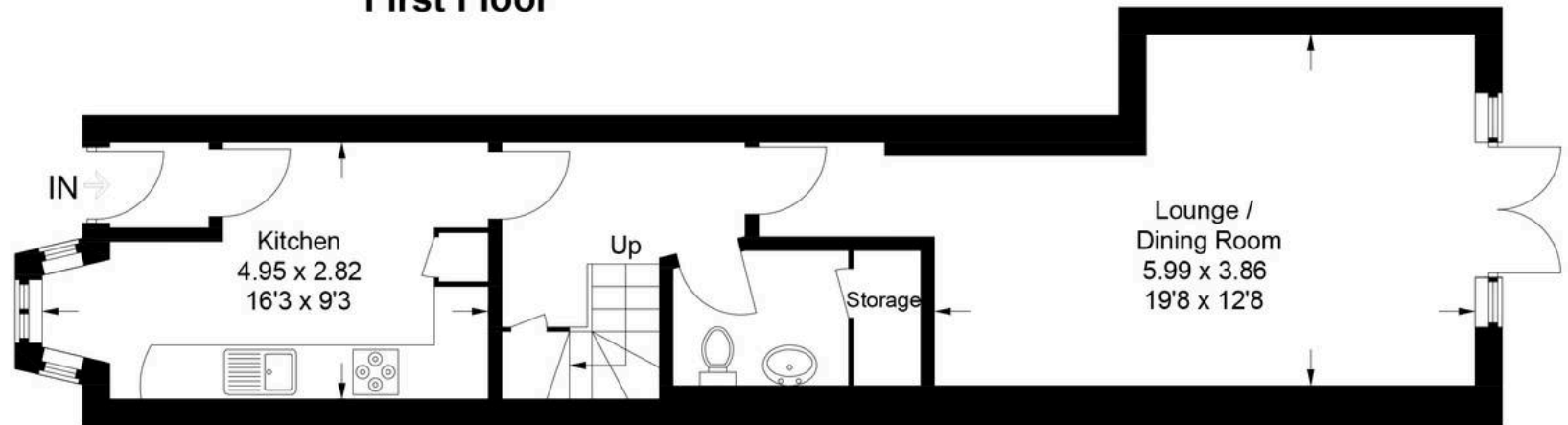
 = Reduced headroom below 1.5m / 5'0"



Second Floor



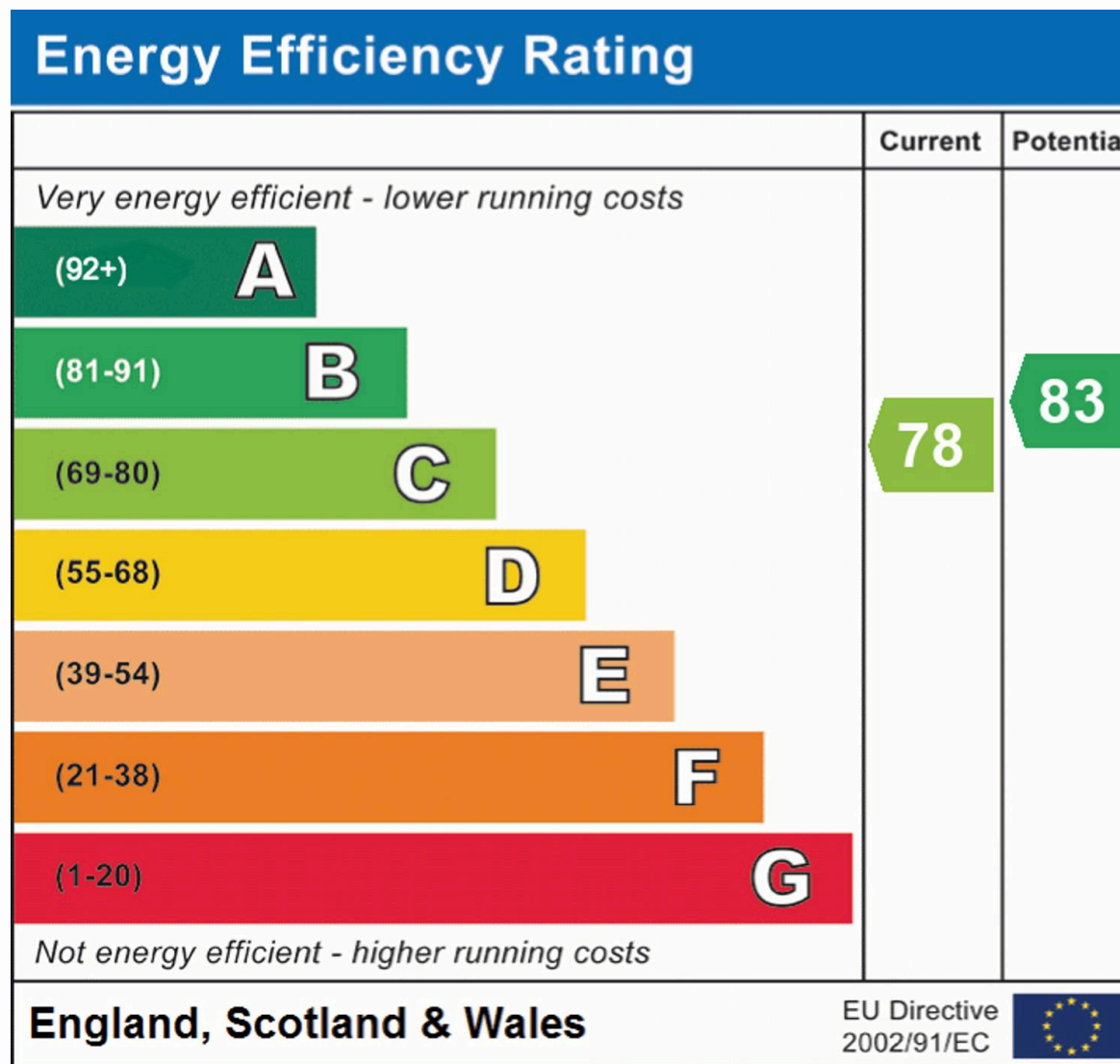
First Floor



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.