

61 Upper Paddock Road, Watford - WD19 4DY

£775,000

Churchills Oxhey

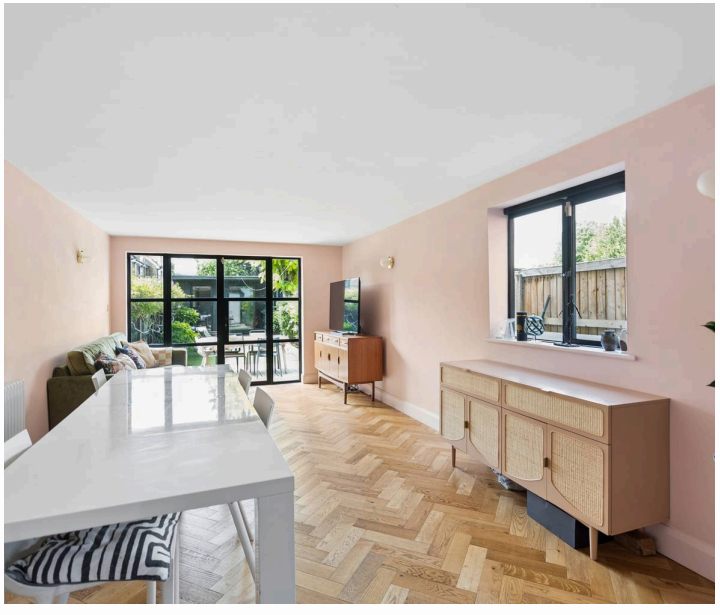






This beautifully maintained and tastefully decorated 1930s three bedroom semi detached family home offers an exceptional blend of character and contemporary living in the highly sought after conservation area of Oxhey Village. Designed with modern family life in mind, the property features a welcoming entrance hall, a bright front reception room with a charming double glazed bay window, and a stunning open-plan kitchen and family space that creates a sociable and versatile hub of the home. Double glazed Crittall style doors seamlessly connect the family space to the rear garden, providing an ideal setting for both entertaining and everyday family life. Upstairs, three well proportioned bedrooms and a family bathroom are arranged off the first floor landing. Further benefits include gas central heating, double glazing, a south-west facing rear garden with a versatile garden room with wc, off-street parking to the front, and residents' permit parking. Perfectly positioned within walking distance of Bushey mainline station, this attractive home enjoys a desirable village atmosphere while offering excellent connectivity for commuters.







- Extended 3 Bedroom Semi Detached House
- Heart of Oxhey Village
- Tastefully Decorated
- Front Reception Room
- Open Plan Kitchen/ Family Room
- South- West Facing Garden With Garden Room
- Off Street Parking To The Front
- Walking Distance Of Bushey Station
- New Fuse Box Installed (2026)

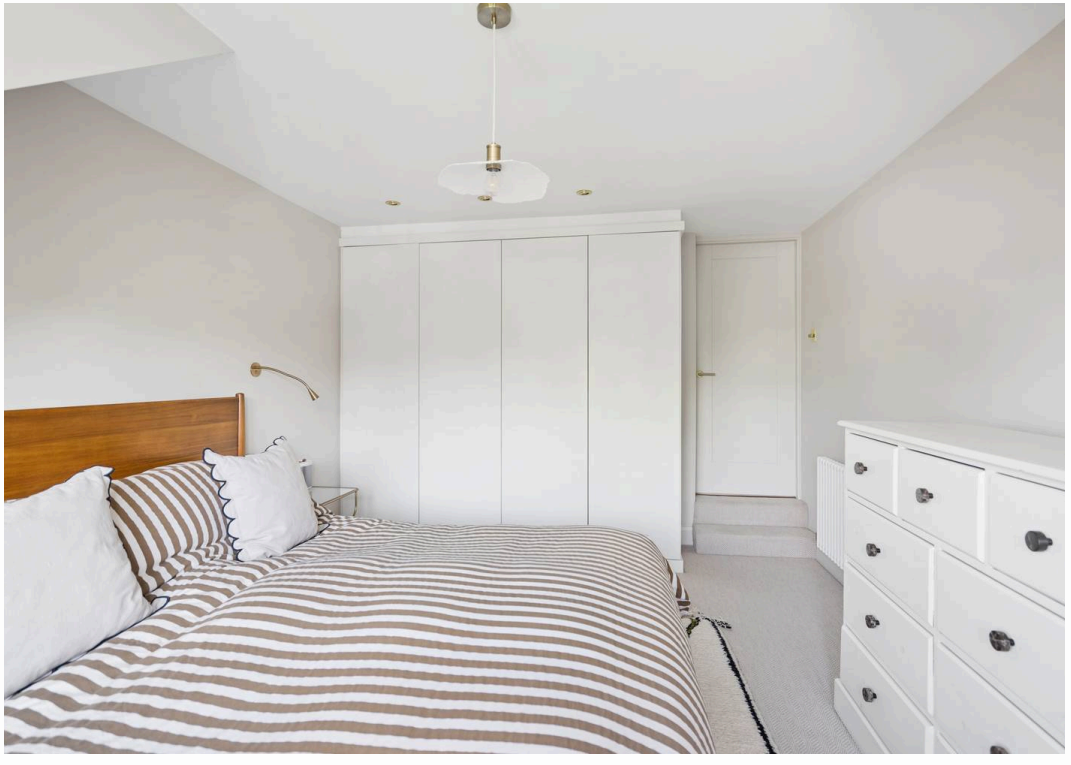
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

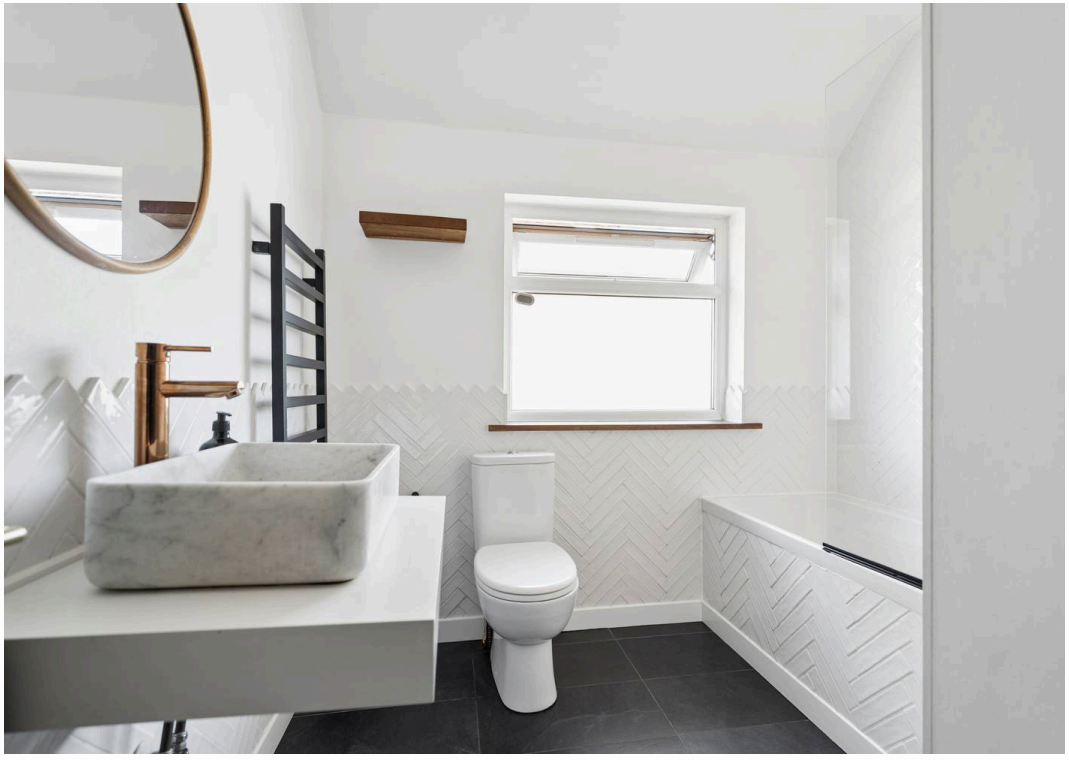


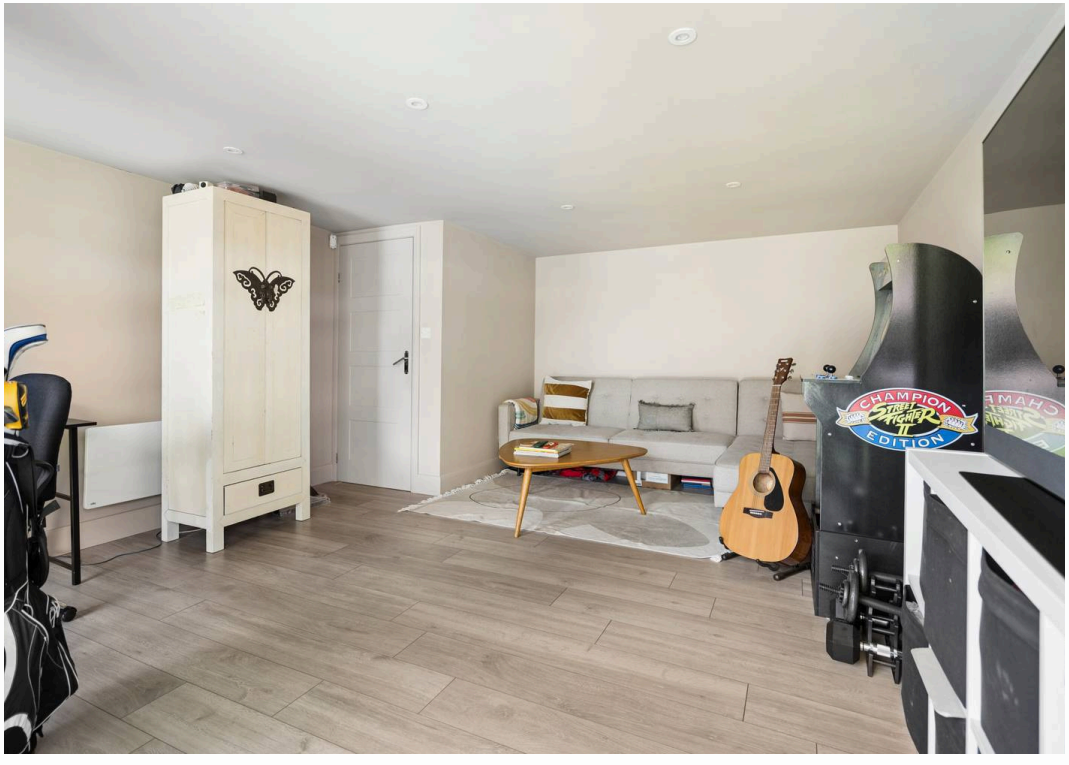











CHAMPION
STREET FIGHTER II
EDITION

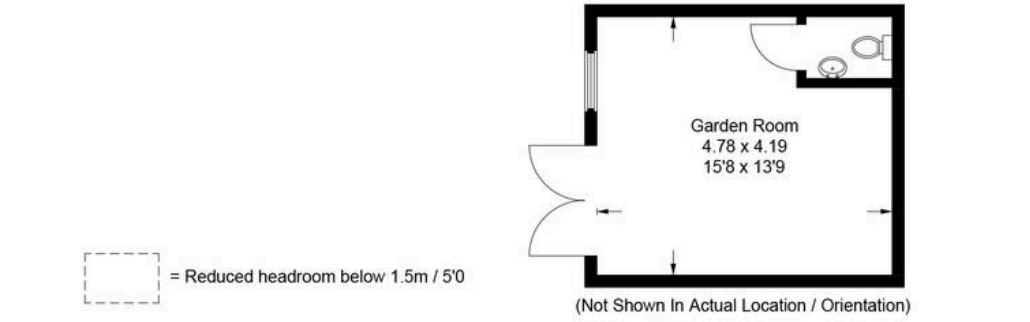

I SAID A HIP HOP
THE HIPPIE THE
HIPPIE TO THE HIP
HIP-HOP AND YOU
DON'T STOP THE
ROCK IT TO THE
BANG BANG BOOGIE
SAY UP,JUMP THE
BOOGIE TO THE
RHYTHM OF THE
BOOGIE THE BEAT.



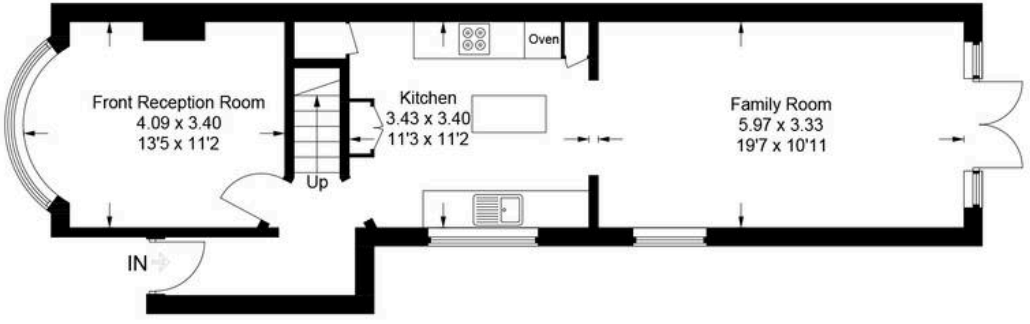


Upper Paddock Road

Approximate Gross Internal Area
Ground Floor = 53.9 sq m / 580 sq ft
First Floor = 46.1 sq m / 496 sq ft
Garden Room = 20.2 sq m / 217 sq ft
Total = 120.2 sq m / 1,293 sq ft



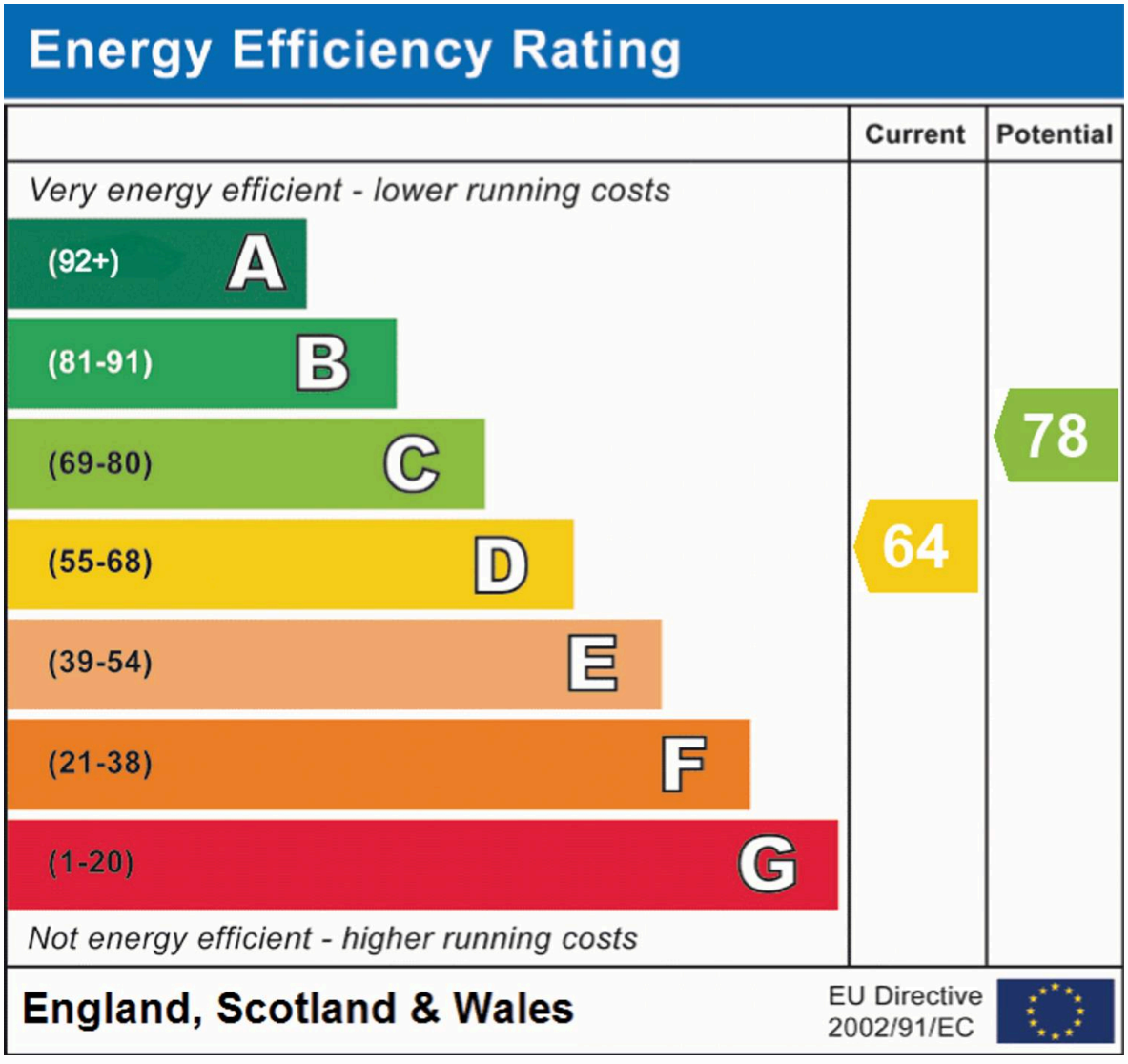
First Floor



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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