



3 Caroline Place, Oxhey Village, WD19 4AF

Price £350,000 Freehold

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 ChurchillsBushey



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3 Caroline Place, Oxhey Village, Watford, Hertfordshire, WD19 4AF

- A 2 Bedroom Terrace Cottage
- 22ft Through Lounge
- Bedrooms & Bathroom All Off Landing
- Courtyard Rear Garden
- Close To Local Shops & Bushey Main Line Station
- No Upper Chain
- Energy Rating: D

Located in the heart of Oxhey Village, this traditional 2 bedroom terraced cottage presents an excellent opportunity for some modernisation. The property features a spacious 22ft through lounge and a separate kitchen on the ground floor. Upstairs, off the landing, are two bedrooms and a bathroom. It benefits from gas central heating, double glazing, and a west facing courtyard style rear garden. Residents permit parking is available adding to this ideally located home.

Positioned close to local independent shops and within walking distance of Bushey Main Line Station, offering fast connections to London Euston, the property is offered for sale with no upper chain, making it an attractive prospect for those looking to create a home to their own specifications.





ENTRANCE DOOR

THROUGH LOUNGE 22'8" (6.91m) x 11'11" (3.63m)

Double aspect room with double glazed window to the front and double glazed patio doors leading on to the garden

KITCHEN 10'0" (3.05m) x 5'11" (1.8m)

Range of wall and base units, working surfaces, 1.5 stainless steel sink unit with drainer, cooker point, extractor hood, space fro fridge freezer, plumbing for washing machine, wall mounted gas fired central heating boiler, tiled floor, part tiled walls, double glazed window to the side aspect

FIRST FLOOR LANDING

Access to the boarded loft via pull down ladder

BEDROOM 1 11'11" (3.63m) x 11'4" (3.45m)

Double glazed window to the front aspect, wardrobe cupboards, wall lights

BEDROOM 2

Double glazed window to the rear

BATHROOM

Fitted corner bath, shower cubicle, wash hand basin with pedestal, low flush wc, extractor fan, tiled floor, double glazed window to the side aspect

OUTSIDE

REAR GARDEN

Courtyard garden, decked steps leading to paved patio area, outside tap, gated pedestrian side access

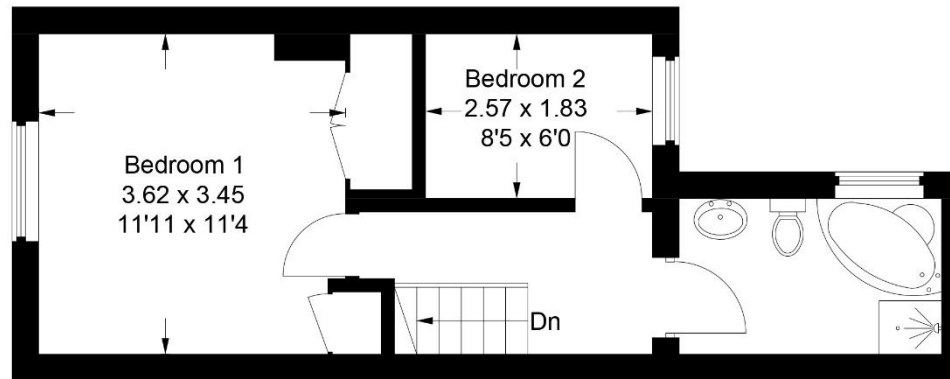
RESIDENTS PERMIT PARKING

Operational hours: 9am - 11am Monday to Friday

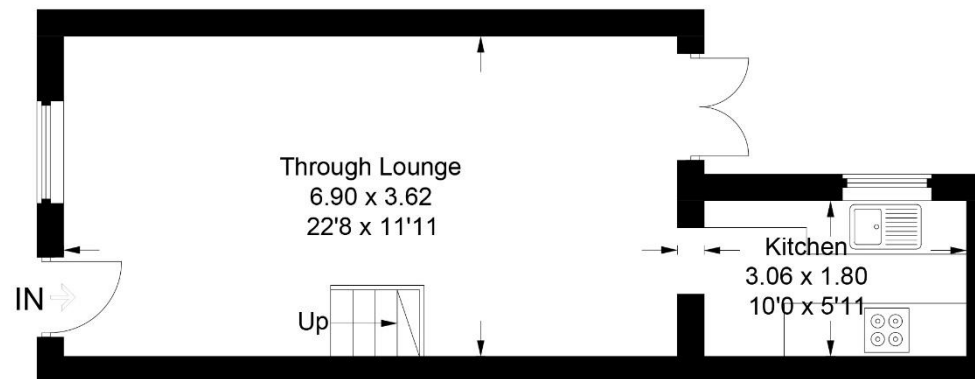
COUNCIL TAX

Watford Borough Council, Tax Band D, £2343.38 2025/2026

Approximate Gross Internal Area
Ground Floor = 30.8 sq m / 331 sq ft
First Floor = 30.5 sq m / 328 sq ft
Total = 61.3 sq m / 659 sq ft



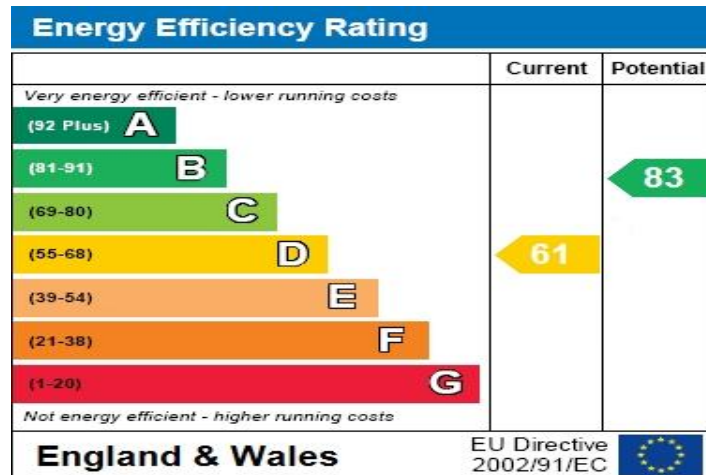
First Floor



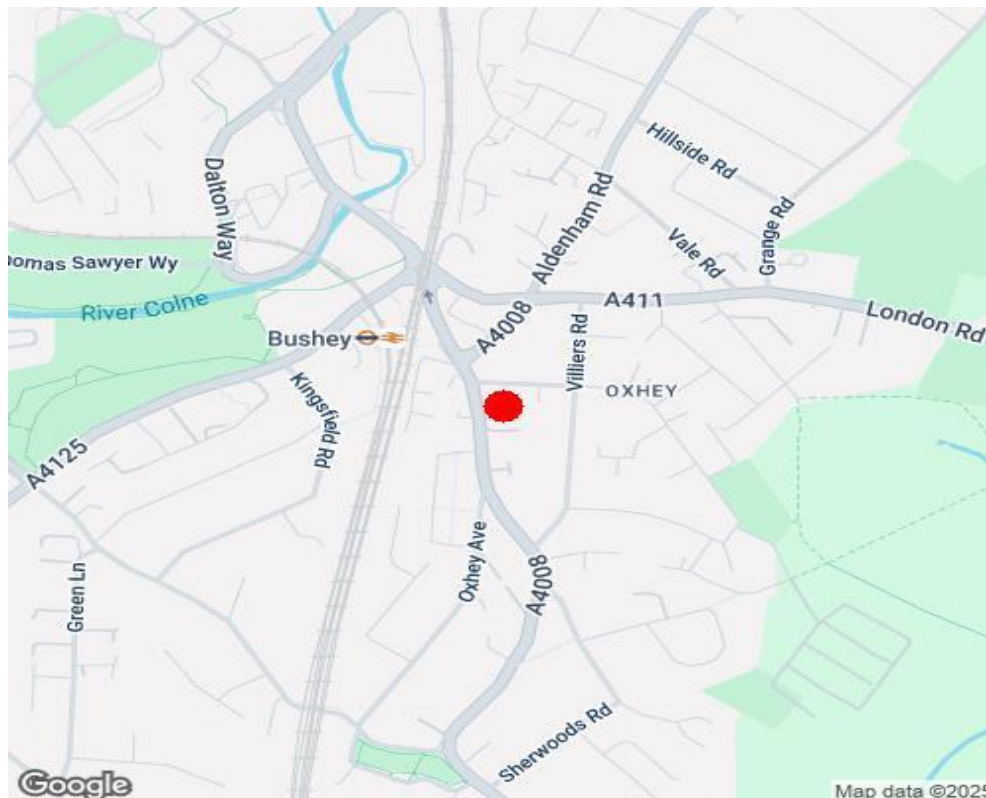
Ground Floor

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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Important Notice:

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, and 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.