



40 Villiers Road, Watford – WD19 4AJ  
£695,000





Set in the very heart of the ever popular Oxhey Village, this charming 3/4 bedroom detached chalet bungalow, originally built in the 1920s, offers the perfect blend of character and contemporary living. Retaining many original features while being tastefully modernised throughout, the home is both welcoming and practical. The spacious entrance hall leads to two separate reception rooms, with the main living room featuring a cosy log burner and double doors opening into an impressive 18ft kitchen/dining room, ideal for everyday family life and entertaining alike. Two well-proportioned bedrooms and a stylish ground floor bathroom with both a separate bath and walk-in shower complete the ground floor, while upstairs offers a further bedroom with a modern en-suite shower room and generous eaves storage. Externally, the property benefits from a private rear garden and a block-paved driveway providing off-street parking for two cars. Further highlights include gas central heating, double glazing, a recently installed boiler approximately one year old, and the added advantage of being offered for sale with no upper chain. Ideally located close to Bushey mainline station, local independent shops and the open green spaces of Attenborough Fields, this unique home perfectly combines village charm with modern convenience.



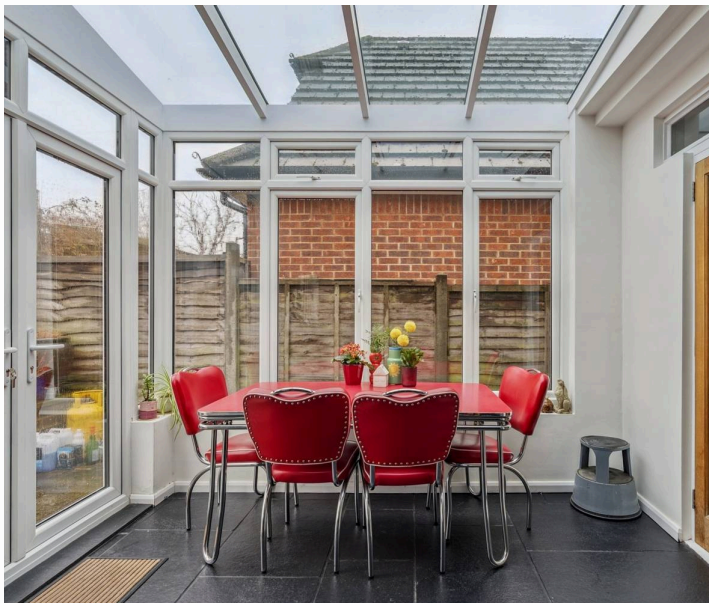


- Charming 3/4 Bedroom Detached Chalet Bungalow
- Tastefully Decorated Throughout
- One/ Two Reception Rooms
- 18ft Open Plan Kitchen/ Dining Room
- Modern Bathrooms
- Well Maintained Rear Garden
- Off Street Parking For 2 Cars
- Close To Bushey Station, Local Shops & Open Spaces

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





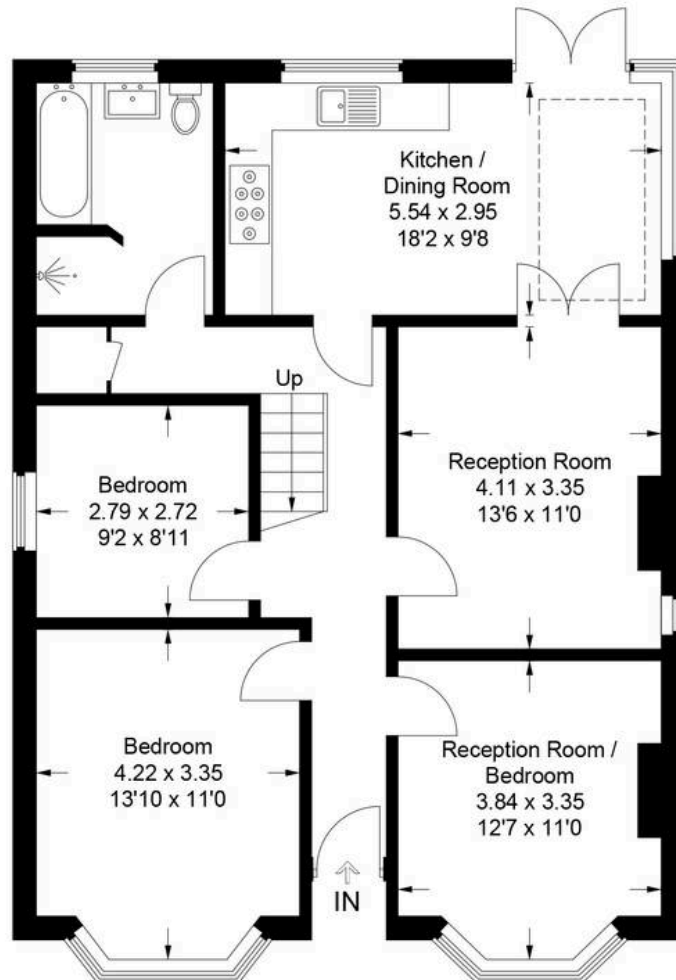







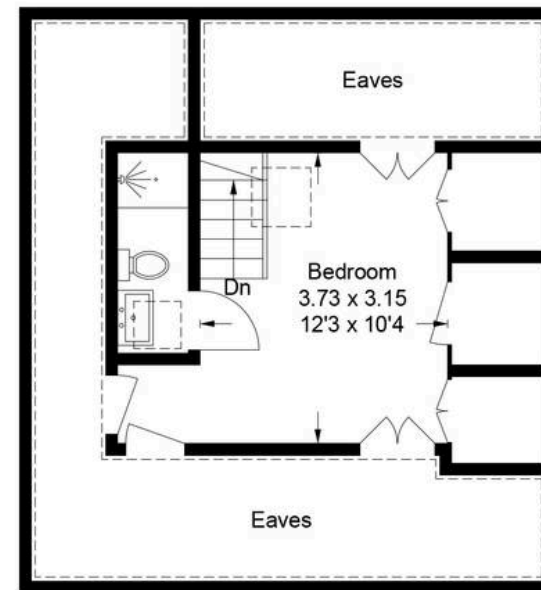
# Villiers Road

Approximate Gross Internal Area  
Ground Floor = 85.7 sq m / 922 sq ft  
First Floor = 46.8 sq m / 504 sq ft  
(Including Eaves)  
Total = 132.5 sq m / 1,426 sq ft



**Ground Floor**

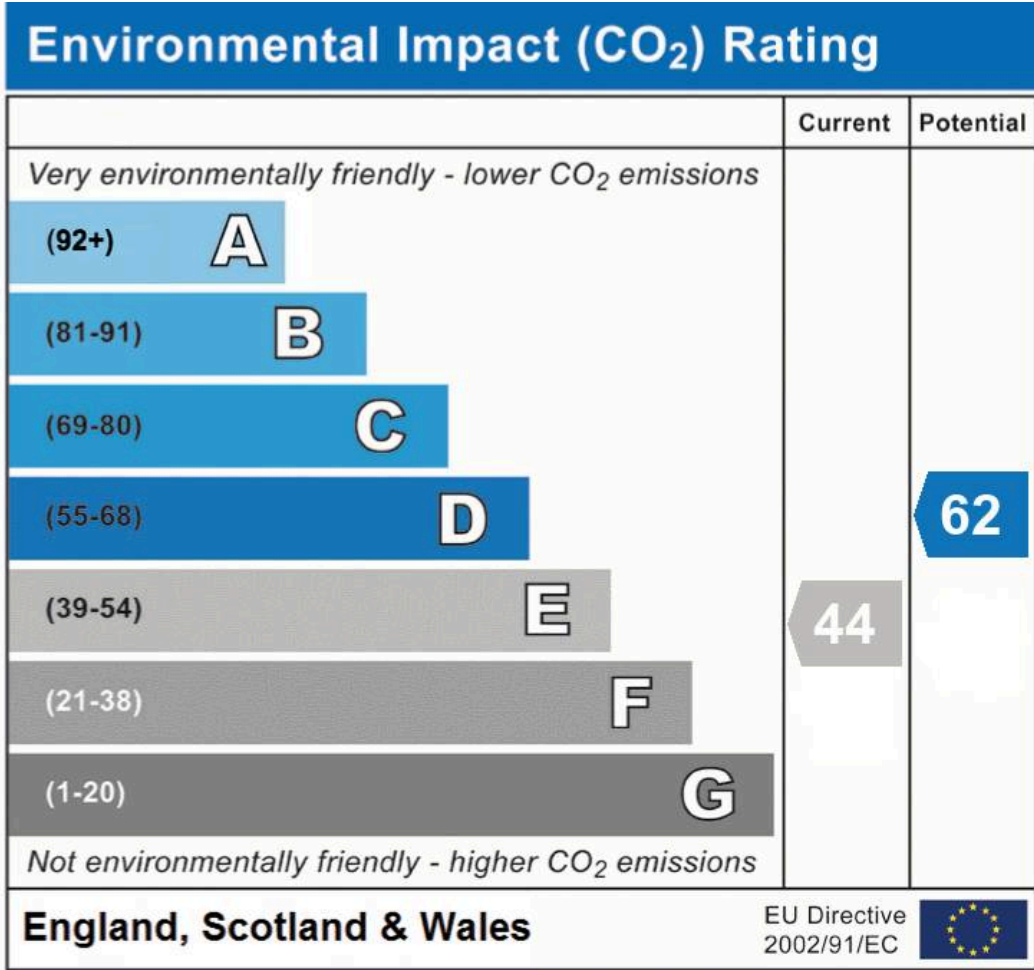
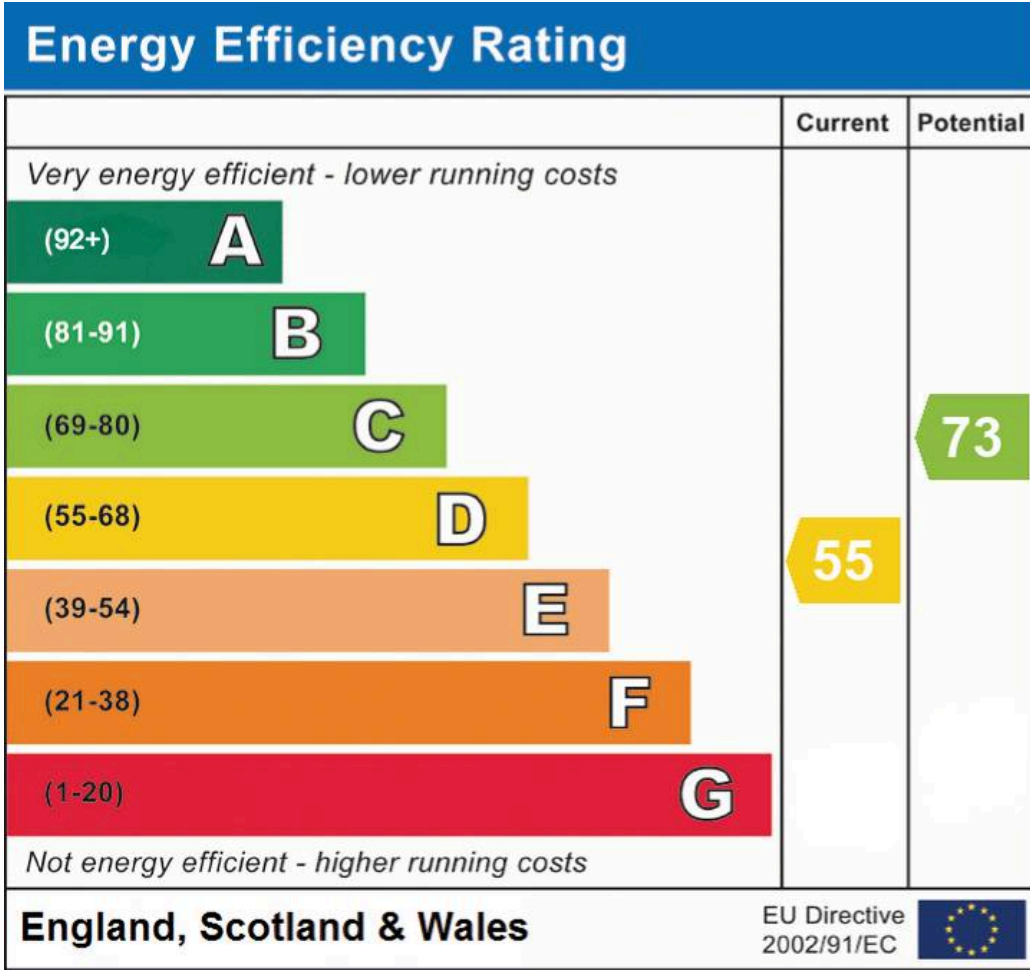
 = Reduced headroom below 1.5m / 5'0



**First 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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churchillsbushey.co.uk

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.