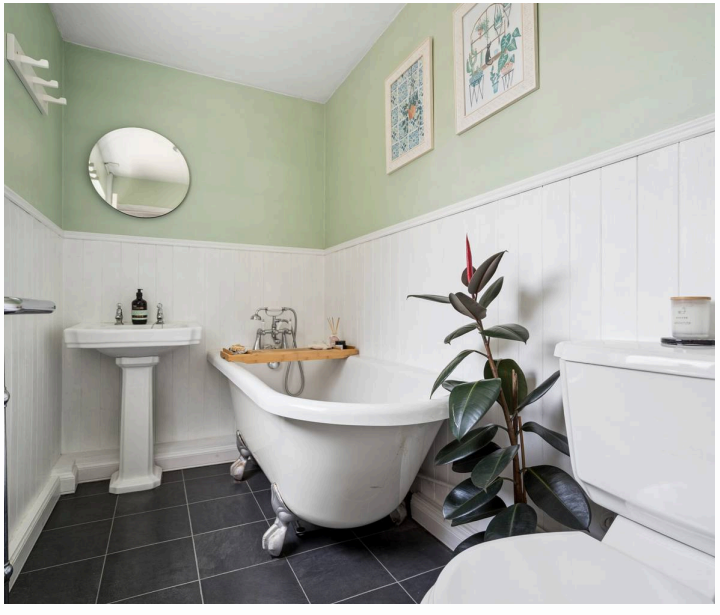
44 Upper Paddock Road, Watford - WD19 4DZ

Offers Over **£500,000**

Churchills Oxhey

Dating back to around 1900, this beautifully presented 2 bedroom, 2 bathroom mid-terrace home blends period charm with modern convenience in the heart of Oxhey Village. Extended to the rear, the property offers a welcoming open-plan living and dining space with wood flooring throughout, an attractive feature fireplace, and fitted shutters framing the front sash window. A galley-style kitchen leads to a stylish ground floor bathroom complete with a freestanding roll-top bath. Upstairs, both bedrooms are generous doubles, with the main bedroom featuring another character fireplace, while a shower room is conveniently accessed from the second bedroom. Double glazed sash windows and gas central heating ensure year round comfort. Outside, the property enjoys a good-sized rear garden with a patio area, providing an ideal space for outdoor dining, entertaining, or simply relaxing. Residents also benefit from permit parking, while the village setting places independent shops and everyday amenities just moments away. For commuters, Bushey mainline station is within easy reach, offering excellent connections into London, making this an ideal home for those seeking character, convenience, and a strong sense of community.



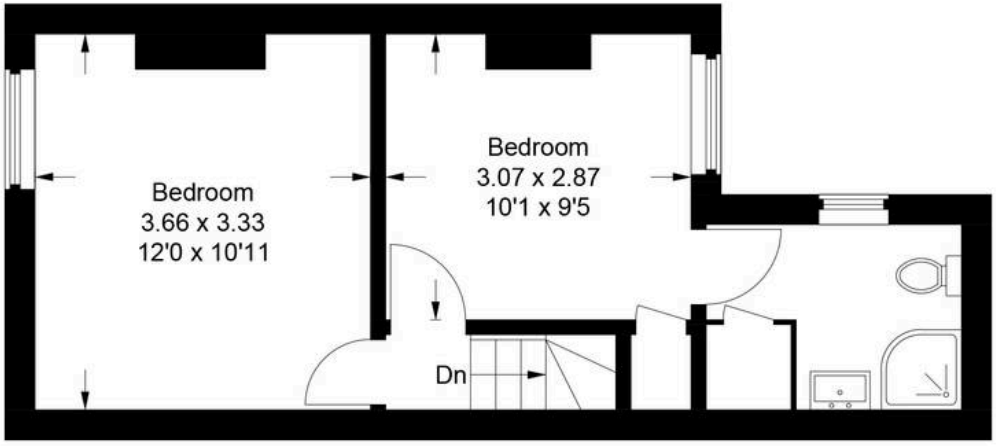
- 2 Bedroom 2 Bathroom Mid Terrace Cottage
- Beautifully Presented Throughout
- Heart Of Oxhey Village
- Open Plan Living Accommodation
- Galley-Style Kitchen
- Attractive Fireplaces
- Residents Permit Parking
- Close To Bushey Main Line Station

Council Tax band: D
Tenure: Freehold

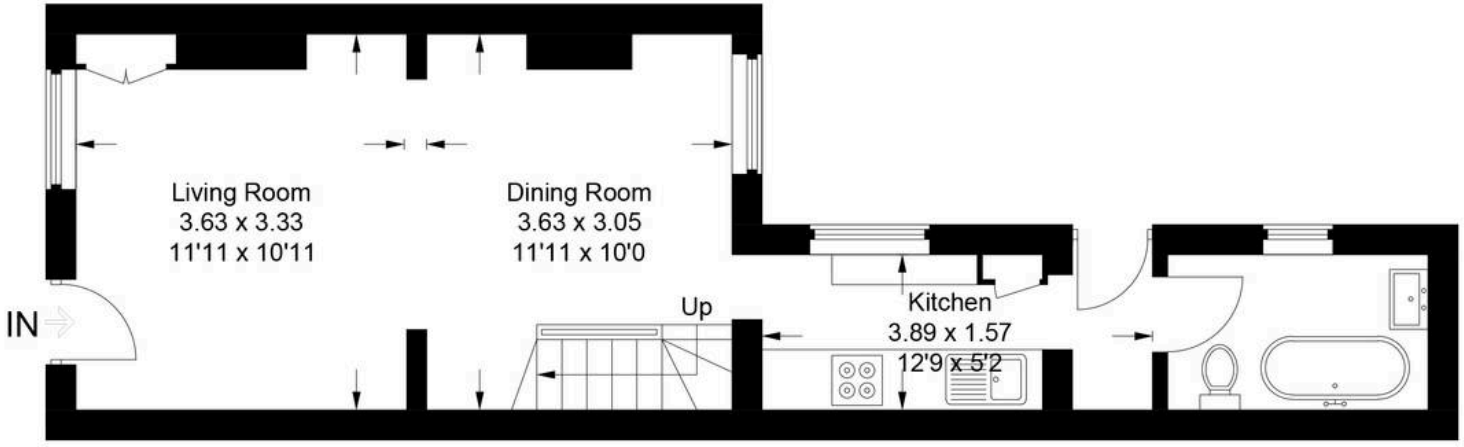
EPC Energy Efficiency Rating: D

Upper Paddock Road

Approximate Gross Internal Area
Ground Floor = 35.6 sq m / 383 sq ft
First Floor = 29.5 sq m / 317 sq ft
Total = 65.1 sq m / 700 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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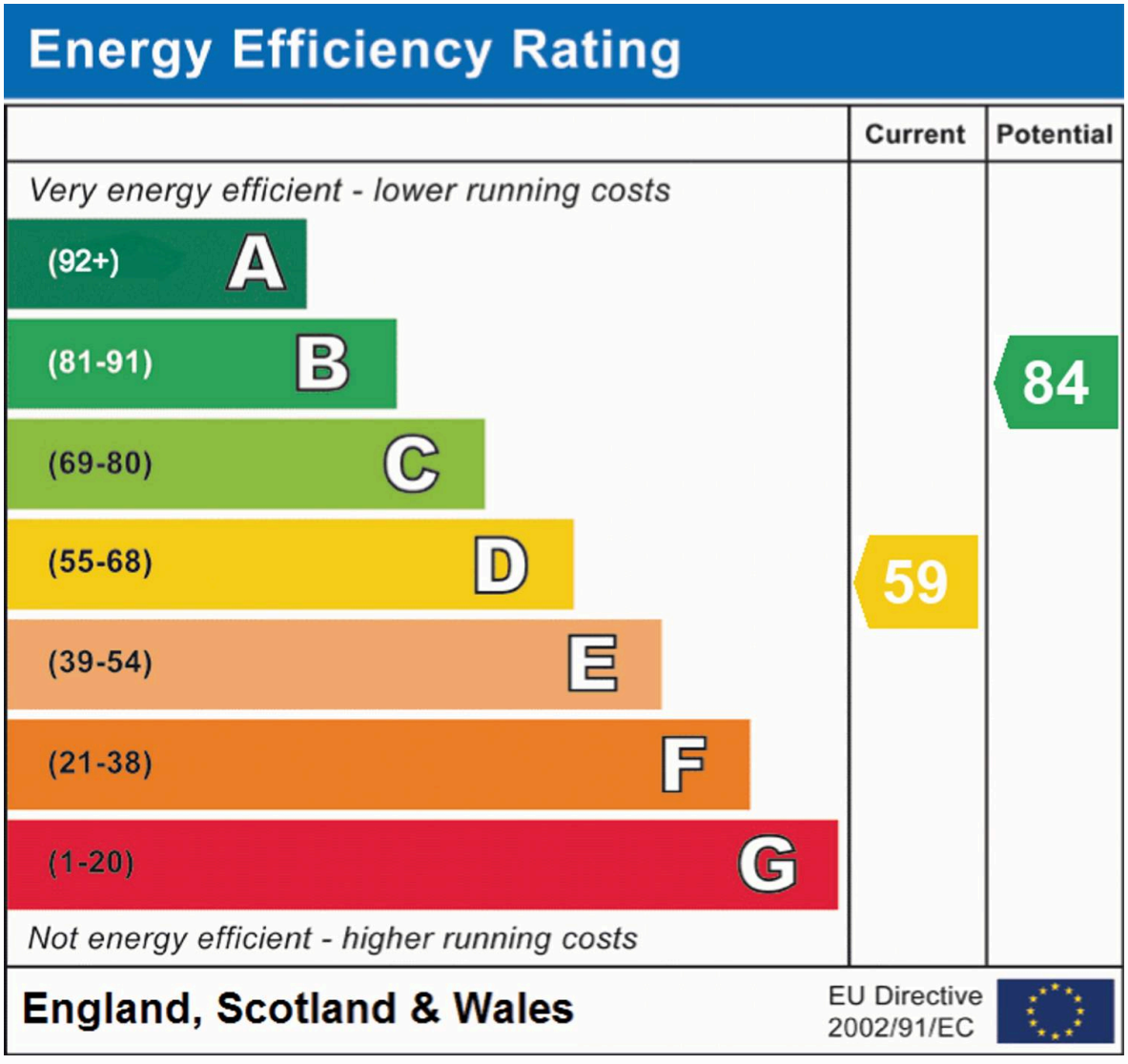

Churchills - Bushey

Churchills Estate Agents, 72 High Street - WD23 3HE

020 8950 0033

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 confimed by your solicitor prior to exchange of contracts.