



Substantial family house ideal for larger family

58 Woodwaye, Oxhey, Watford, Hertfordshire, WD19 4TS

Freehold





No onward chain • Gym and games room • Elevated decked terrace with garden views • Versatile accommodation • Study • Garage and carriage driveway • 25ft kitchen family room

Local information

In the convenient location of Oxhey, Bushey Mainline Station is within 0.4 of a mile (approx.). Oxhey is approximately 1.3 miles from Watford town centre where the Intu Shopping Centre offers modern shopping facilities. Moor Park Underground station is approximately 2.7 miles away which offers a fast and frequent service to London.

Oxhey offers schooling for all ages in the area both state and private, which include Watford Girls Grammar, Bushey and Oxhey School, Sacred Heart Catholic School, Merchant Taylors and St Margaret's to name a few.

About this property

Offering well-presented accommodation of about 5245 sq. ft., this modern detached house offers versatile living spaces ideal for the larger family. Laid out over four floors with eight bedrooms and also with scope to create a ground floor bedroom suite if required, all rooms have CAT 5 and TV aerial points.

The centrally located double entrance doors lead to the reception hall with staircase to first floor and guest WC. There is a study to front with fireplace and a family room to the other side of the hall, both with solid oak flooring. The sitting room and kitchen family room occupy the rear of the ground floor and offers a nice flow being semi open plan and having tiled

flooring with underfloor heating throughout. There are two pairs of bifold doors from these rooms leading to a full width terrace that overlooks the rear garden. The kitchen has a large island unit and extensive high gloss cabinets with Bosch fitted ovens and warming drawer, gas hob and dishwasher. There is utility room with further sink and hob, dishwasher, washing machine and more cabinets. The ground floor also has a further room with skylight that leads in turn to a store room. The lower ground floor has two versatile spaces, split by the stairwell and a shower room with underfloor heating. Perfect as gym and games/cinema room they could serve other purposes and both give access to the garden through bifold doors.

The first floor offers five bedrooms and three bathrooms. The principal bedroom has extensive fitted wardrobes and bifold doors to a Juliet balcony. The ensuite bathroom has a free standing bath, shower cubicle and is fully tiled. The second and third bedroom also have bifold doors to Juliet balconies and share access to a jack and jill shower room. Bedrooms four and five are both double rooms and there is a family bathroom with roll top bath and separate shower cubicle



The second floor offers three more rooms that can be configured either as bedrooms 6-8 or as further living space. One of the rooms has ensuite bathroom recently refitted with free standing bath.

The rear garden is laid out on two levels with patio and lawn accessed from the lower ground floors. There is a steam room and garden room with French doors on this level. Steps lead down through well planted flower and shrub beds to a decked area and in turn to a lower level, all screened to side and rear by mature shrubs and trees offering great privacy. The garden benefits from a southerly aspect which allows for plenty of sunshine to the rear of the house, especially on the first floor terrace which is accessed by a staircase from the garden or out from the sitting room and kitchen family room.

The front of the house is laid out as a block paved driveway with two access points and there is a garage with pedestrian door to the rear garden.

Tenure

Freehold

Local Authority

Watford Borough Council

Viewing

Strictly by appointment with Savills

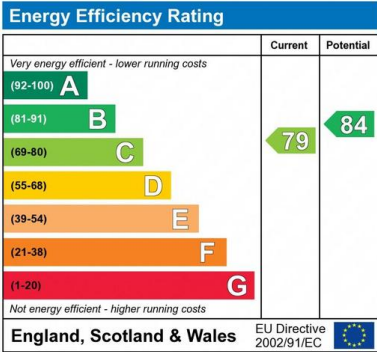




Approximate Area = 487.0 sq m / 5242 sq ft
Including Limited Use Area (17.0 sq m / 183 sq ft)
Garage = 15.3 sq m / 165 sq ft
Outbuildings = 6.2 sq m / 67 sq ft
Total = 508.5 sq m / 5474 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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