



Stylish chalet set in the heart of Oxhey Village.

154 Pinner Road, Oxhey Village, Hertfordshire, WD19 4EW

Freehold





Village centre • Mature gardens • Wide reception hallway • Ground floor bedroom suite • Off street parking

#### Local information

In the convenient location of Oxhey Village, Bushey Station is within 0.4 of a mile (approx.). Oxhey is 1.3 miles from Watford town centre where the Intu Shopping Centre offers modern shopping facilities. Also Northwood town centre is 3 miles (approx) away which offers the Northwood Metropolitan Line train station.

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

Watford Heath is just a short walk away and Oxhey Park is a 0.7 mile walk away where the River Colne runs through.

#### About this property

Set in attractive and mature gardens, 154 Pinner Road offers flexible accommodation which includes a ground floor bedroom suite, and is well situated within half a mile of Bushey Station. The reception hallway is wide and long and has stairs to the first floor and a guest cloakroom/WC. The sitting room is located to the rear and has two sets of French doors giving access to the garden. The kitchen diner runs front to back and has plenty of light from French doors to rear with roof light windows over and window to floor. The kitchen area is fitted with a range of wood faced units with integrated appliance to include Bosch gas hob, double electric oven, Siemens dishwasher and built in

stainless steel fronted fridge and freezer. From the dining room there is a door to the family room which is another bright room with lantern skylights, patio doors to rear garden and wood burning stove. Also on the ground floor is the master bedroom suite which has window to front, door to a dressing room with fitted furniture and an en suite bathroom in white.

The first floor has a landing and two dual aspect double bedrooms with eaves wardrobes and storage cupboards. There is a family bathroom with roll top bath, separate shower cubicle, WC and wash hand basin. The rear garden is well stocked with mature shrub and flower beds that adjoins the extensive lawn area. There is an additional parking spaced behind wrought iron gates that lead to the driveway which is block paved. There is further gravelled parking spaces at the front of the house and further shrub beds.

#### Tenure

Freehold

#### Local Authority

Watford Borough Council

EPC rating = D

#### Viewing

Strictly by appointment with Savills



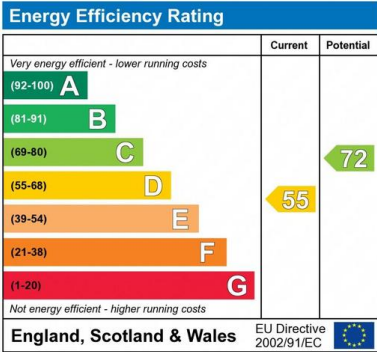




Approximate Area = 197.4 sq m / 2125 sq ft  
Including Limited Use Area (13.2 sq m / 142 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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