



59 Upper Paddock Road, Watford – WD19 4DY
£650,000

 Churchills Oxhey



Having been lovingly cared for by the same owner for many years, this well presented home offers a wonderful blend of character and modern convenience. The accommodation begins with an entrance lobby leading into a spacious 23ft through lounge, while the extended kitchen/breakfast room, complete with a central island, provides a fantastic space for everyday living and entertaining. Double doors open seamlessly onto the rear garden, and a separate utility room and downstairs WC add further practicality. Upstairs, there are three well proportioned bedrooms and a modern shower room. Outside, the south-west facing rear garden has been designed for low maintenance enjoyment, making it the perfect place to relax or entertain in the sunshine. A garage, accessed via a shared driveway to the rear, provides excellent storage or secure parking, while off street parking to the front of the property and residents' permit parking adds further convenience. The property also benefits from gas central heating, with a newly installed boiler in 2026. Perfectly positioned within walking distance of Bushey mainline station, this attractive home combines the charm of a village setting with the convenience of excellent transport links, making it an ideal choice for commuters seeking the best of both worlds.





- Extended 3 Bedroom Semi Detached Home
- 23ft Through Lounge
- Fitted Kitchen With Separate Utility Room
- Downstairs WC
- New Boiler (2026)
- South West Facing Garden
- Garage & Off Street Parking
- Close To Bushey Station
- Plans have been submitted to build 2 semi detached properties at rear of property

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





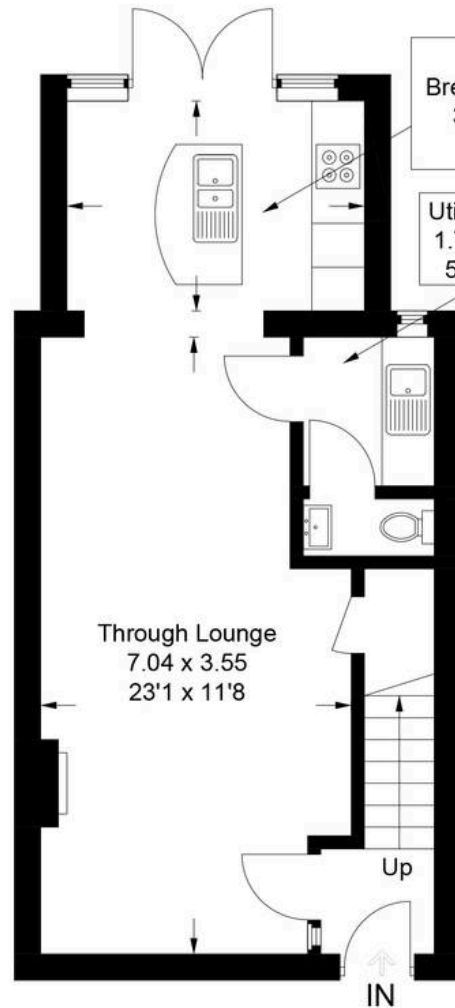






Upper Paddock Road

Approximate Gross Internal Area
Ground Floor = 41.3 sq m / 444 sq ft
First Floor = 31.7 sq m / 341 sq ft
Garage = 28.2 sq m / 303 sq ft
Total = 101.2 sq m / 1,088 sq ft



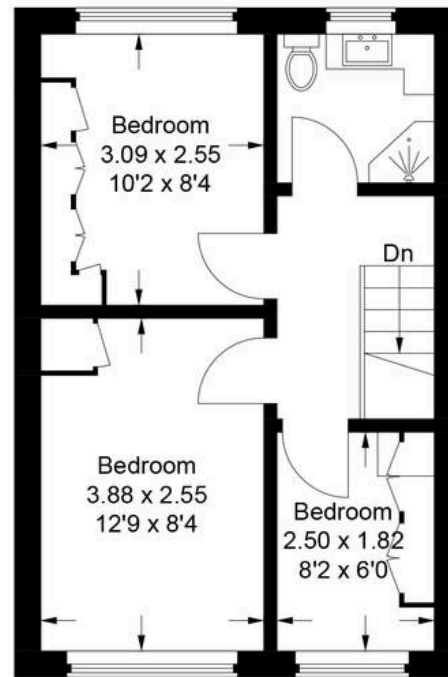
Ground Floor

Kitchen /
Breakfast Room
3.42 x 2.42
11'3 x 7'11

Utility Room
1.73 x 1.49
5'8 x 4'11

Through Lounge
7.04 x 3.55
23'1 x 11'8

Up
IN



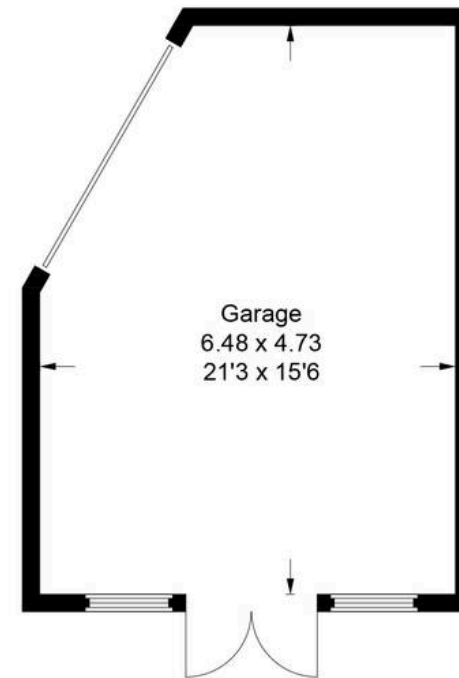
First Floor

Bedroom
3.09 x 2.55
10'2 x 8'4

Bedroom
3.88 x 2.55
12'9 x 8'4

Bedroom
2.50 x 1.82
8'2 x 6'0

Dn

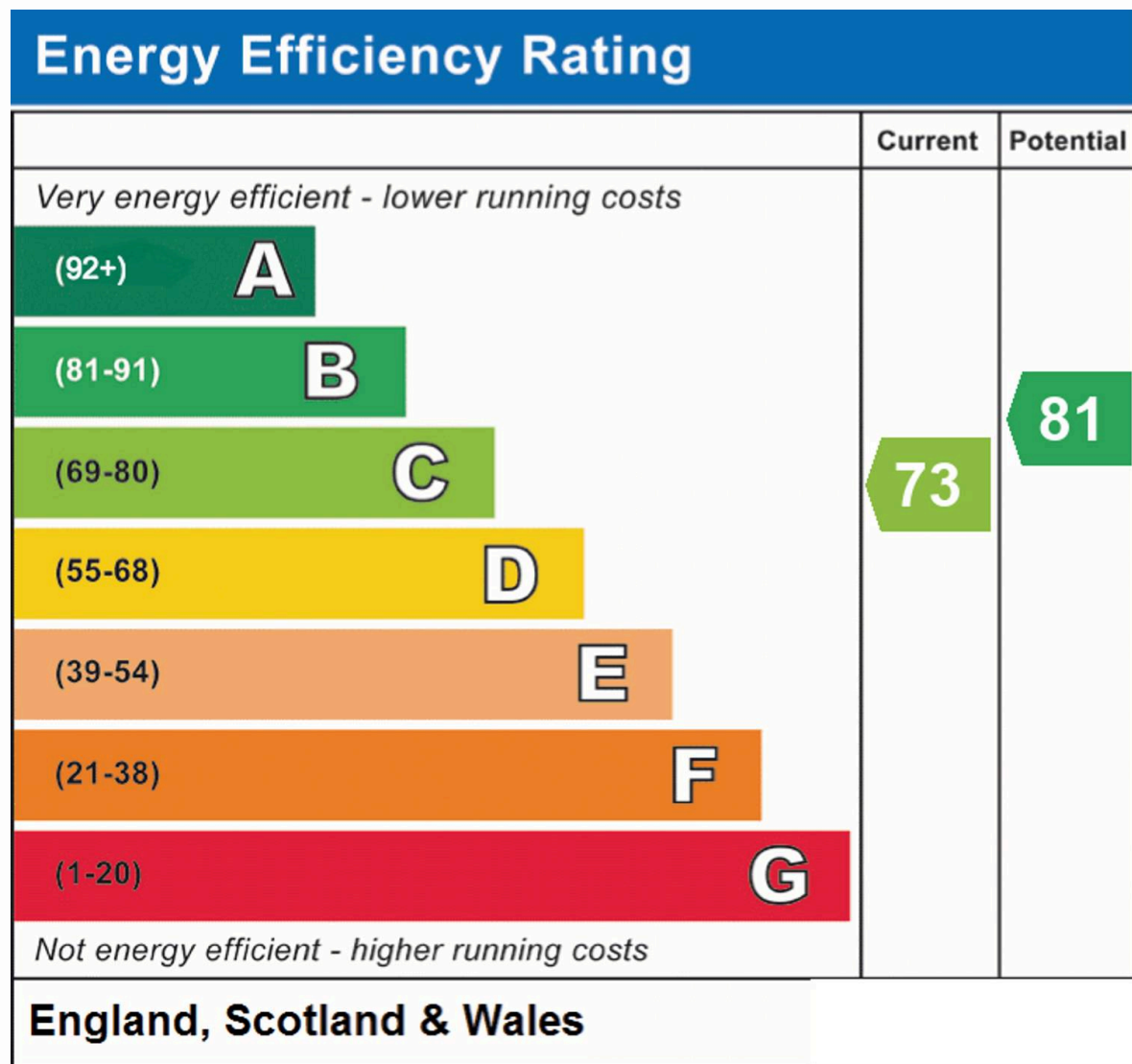


(Not Shown In Actual
Location / Orientation)

Garage
6.48 x 4.73
21'3 x 15'6

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.

© CJ Property Marketing Ltd Produced for Churchills



Churchills – Oxhey

Churchills Estate Agents, 99 Villiers Road – WD19 4AL

01923 242255

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.