



House - Terraced (EPC Rating: )

**LOWER PADDOCK ROAD, BUSHEY,  
HERTFORDSHIRE, WD19 4GU  
PCM**

**£1,750 PCM**

# 2 Bedroom House - Terraced located in Hertfordshire

BEAUTIFUL TWO BEDROOM COTTAGE IN A HIGHLY DESIREABLE LOCATION OXHEY VILLAGE - AVAILABLE MID FEBRUARY 2026.

Set in the heart of highly desirable Oxhey Village (WD19), this charming two-bedroom cottage offers a wonderful combination of village living, excellent connectivity, and green open surroundings. Positioned directly opposite a park, the property enjoys a peaceful, leafy outlook that is rarely available, creating a sense of space and tranquillity while remaining exceptionally well connected.

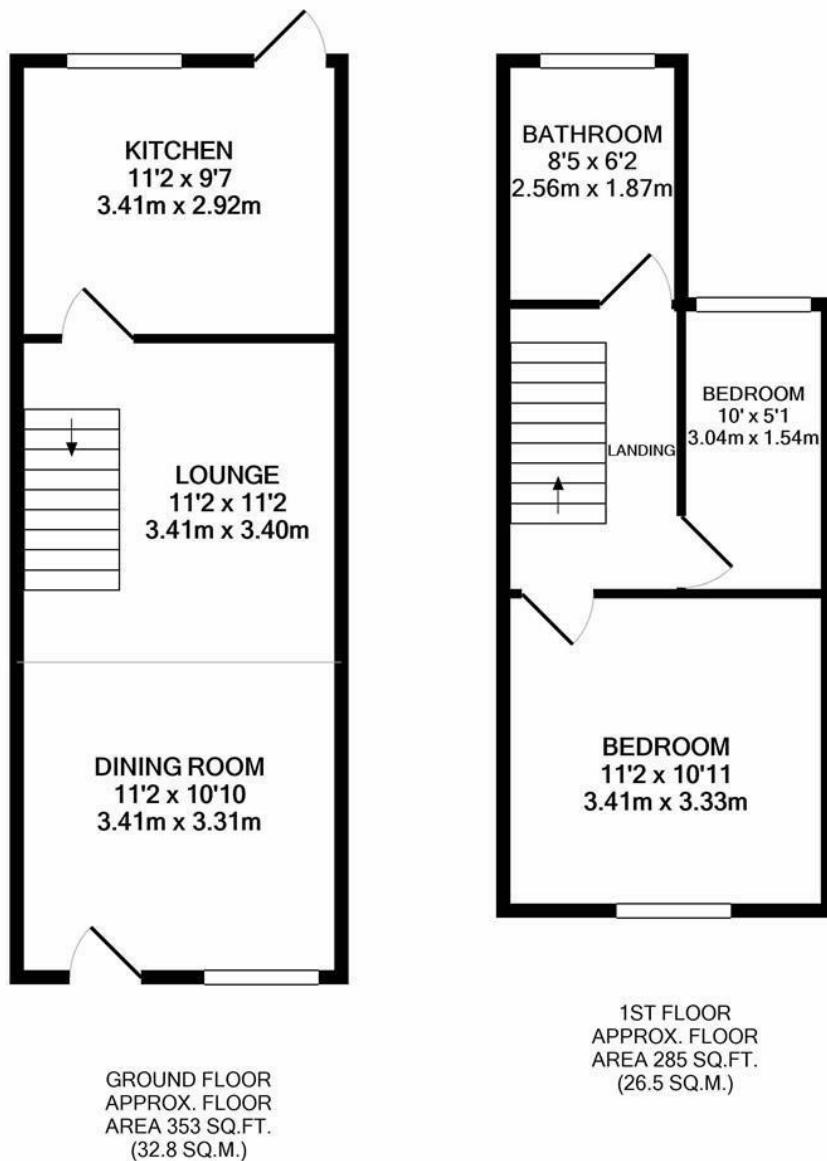
The cottage is ideally located just a 10-minute walk from Bushey High Street, which offers a vibrant mix of independent shops, cafés, pubs and restaurants. WD19 is particularly popular for its strong community feel, attractive residential streets and easy access to both Bushey and Watford, making it a fantastic place to call home.

Internally, the property features a through lounge/diner, providing a bright and welcoming living space, alongside a fitted kitchen. Upstairs there is a generous double bedroom, a second smaller single bedroom, and a family bathroom, making the layout ideal for a couple, small family or professional sharers. To the rear, the property benefits from a lovely private garden, perfect for relaxing, entertaining or enjoying quiet outdoor time.

The location further enhances the appeal, with Bushey Station approximately 0.3 miles away, offering excellent rail links into London, and easy access to local schools, medical facilities, supermarkets and retail parks. Watford High Street Station, the Atria Watford Town Centre, and Vicarage Road Stadium are all within easy reach, while the



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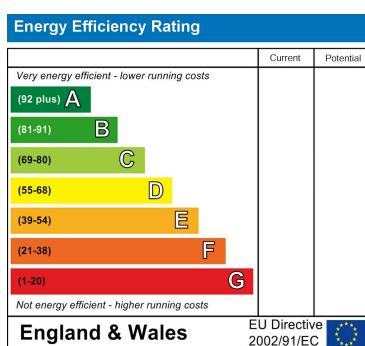
LOWER PADDOCK ROAD  
TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the