



## 96 Oaklands Avenue, Oxhey Hall, WD19 4LW

**AN EXTENDED 3 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE  
EXCELLENT DECORATIVE CONDITION THROUGHOUT  
ENTRANCE PORCH, ENTRANCE HALL, 28FT THROUGH LOUNGE  
KITCHEN/ BREAKFAST ROOM, CLOAKROOM, STUDY  
BEDROOM 1 WITH ENSUITE SHOWER ROOM  
2 FURTHER BEDROOMS, NEWLY FITTED LUXURY BATHROOM  
DOUBLE GLAZING, GAS CENTRAL HEATING  
APPROX 150FT LANDSCAPED REAR GARDEN  
AMPLE OFF STREET PARKING TO THE FRONT  
GARAGE APPROACHED VIA OWN DRIVE  
SOUGHT AFTER RESIDENTIAL LOCATION**

**Price £750,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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## ENTRANCE PORCH

Wooden front door to

## ENTRANCE HALL

Stained glass feature window to the side, staircase to first floor with wood panelling with cupboard housing water softener

## KITCHEN/ BREAKFAST ROOM

13'7" (4.14m) x 12'4" (3.76m)  
Range of wall and base units with earthstone working surfaces, under mount sink with waste disposal unit & drinking water filter, 6 ring range cooker with extractor fan over, built in slimline dishwasher, washing machine and tumble dryer, built in fridge freezer and 2nd fridge, tile effect floor, part tiled walls, space for breakfast table, double glazed window to the front



## THROUGH LOUNGE

28'2" (8.59m) x 11'4" (3.45m) Max  
Attractive fireplace with hearth and wooden surround, double glazed patio doors leading to the garden, double glazed window to the side



## STUDY

10'0" (3.05m) x 7'9" (2.36m)  
Double glazed window to the rear, fitted cupboards housing gas fired central heating boiler, double glazed door to side



## CLOAKROOM

Double glazed window to the side, wash hand basin with cupboard under, low flush wc

## FIRST FLOOR LANDING

Double glazed stained glass feature window to the side, access to loft via pull down ladder, airing cupboard

## BEDROOM 1

14'5" (4.39m) x 11'0" (3.35m)  
Double glazed lead light window to the front, fitted wardrobe cupboards and chest of drawers, door to



## EN SUITE SHOWER ROOM

Independent shower cubicle, low flush wc, wash hand basin with cupboard under, wall mounted mirrored vanity unit with lighting, shaver point, tiled wall, part tiled walls, extractor fan



## BEDROOM 2

12'7" (3.84m) x 11'0" (3.35m)  
Double glazed window to the rear, fitted wardrobe cupboards

## BEDROOM 3

8'7" (2.62m) x 8'0" (2.44m)  
Double glazed window to the rear, fitted wardrobe cupboards and chest of drawers



## NEWLY FITTED LUXURY BATHROOM

Fully tiled. Free standing bath with mixer taps, independent shower cubicle, low flush wc, wash hand basin with cupboards under, large wall mounted mirror, shaver point, ladder radiator, extractor fan, inset spotlights



## OUTSIDE

## LANDSCAPED GARDEN

Well stocked garden with patio area, lawn, borders, shrubs and abundance of fruit trees, outside tap with automatic watering system, garden shed, outside lighting, gated side access

## OFF STREET PARKING

Ample of street parking to the front blocked paved drive

**GARAGE**

Approached via own drive, with light and power and personal door to rear

**COUNCIL TAX**

Three Rivers District Council  
Tax Band F







FLOORPLAN

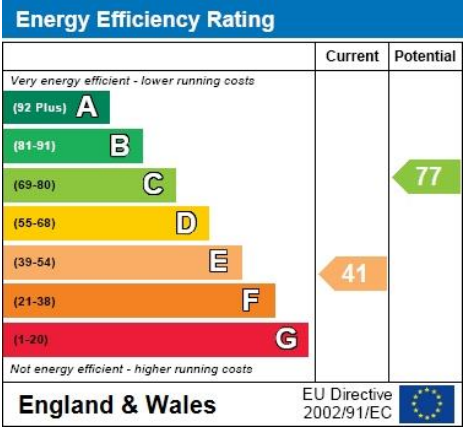


TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ENERGY PERFORMANCE  
GRAPH



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