



## 39 Pinner Road, Oxhey Village, WD19 4EG



**£439,950**  
**Freehold**

A BEAUTIFUL TERRACED HOUSE IN EXCELENT DECORATIVE ORDER THROUGHOUT HAVING UNDERGONE EXTENSIVE MODERNISATION BY THE CURRENT VENDOR. ACCOMMODATION COMPRISES; ENTRANCE PORCH, LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS AND TWO SHOWER ROOMS. Together with gas central heating, double glazing, paved rear garden and DETACHED GARAGE. Situated in a residential location within a few minutes walk of Bushey Station (Euston Line) and close to shops, schools and amenities. INTERNAL VIEWING RECOMMENDED. NO UPPER CHAIN.

### ENTRANCE PORCH

Double glazed entrance doors and double glazed window to side, tiled floor. Entrance door to lounge/dining room.

### LOUNGE/DINING ROOM

28'0" x 11'2"

(8.53m x 3.40m)

Stairs to first floor, 100% solid oak flooring, feature open fireplace with gas coal effect fire, double glazed bay window to front with shutter blinds, up lighters, double glazed door to garden. Opening to lobby.



### LOBBY

Door to shower room and opening to kitchen.

### SHOWER ROOM

Comprising tiled shower cubicle, low level w.c., incorporating wash hand basin, all walls tiled, inset spotlights, tiled floor with underfloor heating, towel rail radiator, double glazed frosted window to side.

fully tiled walls, inset spotlights, dome skylight window, double glazed doors to garden.



### KITCHEN VIEW



### KITCHEN

11'6" x 5'6"

(3.51m x 1.68m)

Extensive range of wall and base units, inset butler sink with wooden worktop surfaces and additional pull down work surface, space for fridge/freezer, five ring gas hob with extractor hood over, oven and microwave within housing, integrated dishwasher, tiled floor with underfloor heating,



### LOUNGE/DINING ROOM VIEW

### FIRST FLOOR

Landing, access to loft space, built in storage cupboard, inset spotlights.



**BEDROOM ONE**

11'2" x 9'9"  
(3.40m x 2.97m)

Double glazed window to rear with shutter blinds, inset spotlights, underfloor heating. Door to shower room.



wall mounted gas boiler, towel rail radiator, tiled walls and floor with underfloor heating, inset spotlights, shaver socket and double glazed frosted window to side.



**OUTSIDE**

Rear garden extends to approximately 50ft, paved with flower borders, door to garage and pedestrian rear access. Garage – power and light. Approached via Grover Road  
Front – flower borders.



**BEDROOM TWO**

11'2"max x 10'3"  
(3.40m x 3.12m)

Laminated flooring, inset spotlights, double glazed window to front with shutter blinds.



**SHOWER ROOM**

12'7" x 5'7"  
(3.84m x 1.70m)

Large walk in shower cubicle, low level w.c., pedestal wash hand basin, built in cupboard housing

**ENERGY RATING**  
D

**EFFICIENCY**





GROUND FLOOR  
40.7 sq.m. (438 sq.ft.) approx.

1ST FLOOR  
32.9 sq.m. (354 sq.ft.) approx.



PINNER RD

TOTAL FLOOR AREA: 73.6 sq.m. (792 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the foregoing conditional floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for anything by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metronix (0202)

**FLOOR PLAN**  
Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.  
Property Misrepresentation Act 1991  
Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.  
Money Laundering Act 2003.  
Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.