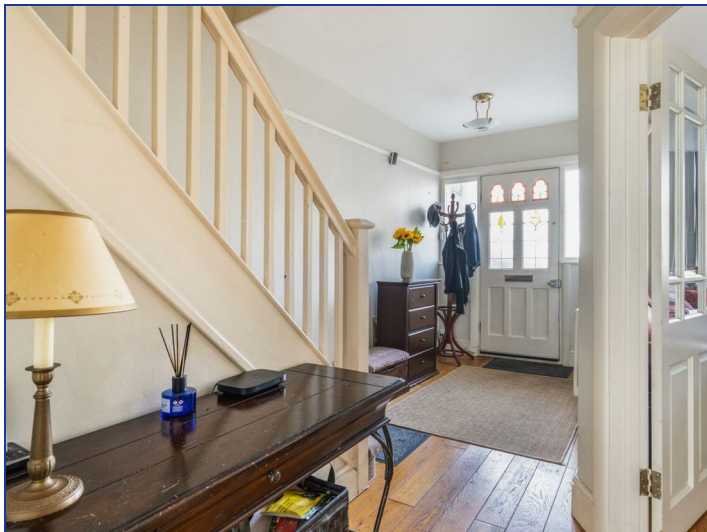




21a Sherwoods Road, Oxhey, WD19 4AY
£950,000 Freehold



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A SEMI DETACHED FAMILY HOME WITH SCOPE TO EXTEND (spp) , THE PROPERTY HAS SPACIOUS ACCOMMODATION AND FEATURES INCLUDE WORKING FIREPLACE AND FRENCH OAK FLOORING TO THE GROUND FLOOR. THERE IS A LARGE GARDEN TO THE REAR ACCOMMODATION COMPRISES, ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS, FAMILY BATHROOM AND LOFT ROOM. Together with gas central heating, double glazing, large 160ft rear garden and GARAGE. Situated in a residential location within a very short walk of Bushey Station (Euston Line) local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED. NO CHAIN.

ENTRANCE HALL



Hardwood entrance door with leaded light stained glass windows, stairs to first floor, built in storage cupboards, picture rails, French Oak flooring.

CLOAKROOM

Low level w.c. with concealed cistern, wall mounted wash hand basin, part tiled walls, tiled floor, wall mounted gas boiler concealed within cupboard, frosted double glazed window to side.

LOUNGE

17'0" into bay x 12'5"



Feature working fireplace with tiled inserts and hearth, uplighters, French Oak flooring, double glazed bay window to front.

LOUNGE VIEW



DINING ROOM

15'3" x 10'8"



Uplighters, French Oak flooring, double glazed windows and door with views to garden, opening to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14'2" x 7'9"



Range of wall and base units, granite worktop surfaces, inset stainless steel sink unit, spaces for electric cooker, washing machine, dishwasher and fridge/freezer, stainless steel extractor hood, tiled floor, breakfast bar, inset spotlights, double aspect with frosted double glazed windows to side and window to rear.

KITCHEN/BREAKFAST ROOM VIEW 2



KITCHEN/BREAKFAST ROOM VIEW 3



FIRST FLOOR

Landing, staircase to second floor, built in airing cupboard housing hot water tank.

BEDROOM ONE

16'8" x 10'8"



Double glazed bay window to front.

BEDROOM ONE VIEW



BEDROOM TWO

15'8" x 10'8"



Double glazed bay window to rear overlooking gardens.

BEDROOM THREE

12'3" x 7'10"



Double glazed window to front.

BEDROOM FOUR
10'7" x 7'9"



Double glazed window to rear overlooking gardens.

FAMILY BATHROOM



Panelled bath with separate shower over, shower screen, low level w.c., wall mounted wash hand basin, tiled walls and floor, towel rail radiator, double glazed frosted window .

LOFT ROOM
16'10" x 13'5"



Eaves storage, velux window to rear.

LOFT ROOM VIEW



OUTSIDE



Rear garden extends to approx 160ft, paved areas, lawn, variety of mature trees and shrubs, well stocked flower borders.
Front: shared driveway providing access to GARAGE and off street parking, flower borders.

GARDEN VIEW 2



GARDEN VIEW 3



GARDEN VIEW 4



GARDEN VIEW 5



ENERGY EFFICIENCY RATING

D

COUNCIL TAX BAND

F





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.