



47 Brookdene Avenue, Oxhey, WD19 4LG

£850,000 Freehold



- Lounge
- Playroom
- Four bedrooms
- Log cabin
- Off street parking
- Kitchen/family room
- Utility/shower room
- Family bathroom
- Large rear garden

A DETACHED FAMILY HOUSE WHICH IS OFFERED IN EXCELLENT ORDER AND HAS BEEN GREATLY EXTENDED TO PROVIDE SPACIOUS ACCOMMODATION INCLUDING A LARGE OPEN PLAN KITCHEN/FAMILY ROOM WITH BI FOLD DOORS TO THE REAR GARDEN. FURTHER ACCOMMODATION COMPRISES: LOUNGE, PLAYROOM, UTILITY/SHOWER ROOM, FOUR BEDROOMS AND A FAMILY BATHROOM. FEATURES INCLUDE A WORKING FIREPLACE, SOLID OAK WOOD FLOORING, UNDERFLOOR HEATING AND A LOG CABIN IN THE LARGE REAR GARDEN WHICH COULD BE USED AS AN OFFICE SPACE. Situated in a residential location in the popular Oxhey Hall area, with access to Bushey and Moor Park stations, local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED

ENTRANCE HALL



Double glazed entrance door with frosted double glazed windows to front. Stairs to first floor, built in understairs storage cupboard plus coats cupboard, solid oak wood flooring.

ENTRANCE HALL VIEW



LOUNGE



Feature working fireplace with marble hearth and inserts, mantel and surround, display shelving to alcoves, solid oak wood flooring, double glazed bay window to front.

LOUNGE VIEW



KITCHEN/DINING /FAMILY ROOM



Extensive range of wall and base units, quartz worktop surfaces with inset stainless steel sink, integrated dishwasher, double oven and microwave within housing, space for fridge/freezer, island unit incorporating additional storage units and five ring stainless steel hob, inset ceiling extractor hood, breakfast bar area, double glazed frosted window to side, double glazed bi fold doors to the rear garden,, inset spotlights, velux windows, solid oak wood flooring with underfloor wet heating system. Doors to lounge and playroom.

KITCHEN/DINING/FAMILY VIEW 2



KITCHEN/DINING/FAMILY VIEW 3



PLAYROOM



BEDROOM ONE



KITCHEN/FAMILY/DINING VIEW 4



Solid oak wood flooring, skylight window, doors to bedroom four and utility/shower room.

Double glazed window to front.

BEDROOM FOUR



BEDROOM ONE VIEW



KITCHEN/DINING/FAMILY VIEW 5



Inset spotlights, double glazed window to rear overlooking garden.

BEDROOM TWO



UTILITY/SHOWER ROOM



KITCHEN/ DINING/ FAMILY ROOM 6



Tiled shower cubicle, low level w.c., wash hand basin with vanity unit, spaces for washing machine and tumble drier, built in storage cupboards, tiled floor, extractor fan.

Double glazed window to rear.

BEDROOM THREE



FIRST FLOOR

Landing, access to boarder and insulated loft, double glazed frosted window to side.

Double glazed window to front.

FAMILY BATHROOM



Ceramic tiled panelled bath, low level w.c., wash hand basin with vanity unit, separate tiled shower cubicle, tiled walls and tiled floor with underfloor heating, extractor fan, inset spotlights, double glazed frosted window to rear.

FAMILY BATHROOM VIEW



OUTSIDE

Rear garden extends to in excess of 100ft, decked patio area, lawn, variety of mature trees and shrubs, outside lighting and power. Log cabin which has an insulated floor and roof with power and light. Front: Off street parking and access to storage area in front of garage. Electric car charger.

REAR VIEW 1



GARDEN VIEW



REAR VIEW 2



COUNCIL TAX BAND

F

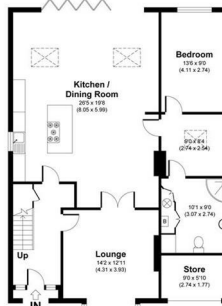
ENERGY EFFICIENCY RATING

D





First Floor



Ground Floor

Brookdene Avenue, WD19

APPROXIMATE GROSS INTERNAL AREA 1593 SQ FT / 147.97 SQ M INC. STORE
FRIENDS' THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT THE IMAGE TALKER LTD 2023.

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.