



**38 Silk Mill Road, Oxhey, WD19 4JY**  
**£480,000 Freehold**





**AN EXTENDED MID TERRACE FAMILY HOME OFFERING SPACIOUS ACCOMMODATION, ENTRANCE PORCH AND HALL, LOUNGE, L' SHAPED KITCHEN/DINER, THREE BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, GARAGE IN BLOCK, OFF STREET PARKING AND GARDEN. Situated in a residential location within easy reach of Watford Town Centre, Bushey Station (Euston Line), M1 and M25 motorways. INTERNAL VIEWING RECOMMENDED.**

**ENTRANCE PORCH**

Double glazed entrance door, full length double glazed windows, built in cupboard housing wall mounted gas boiler, part glazed entrance door to entrance hall.

**ENTRANCE HALL**



Stairs to first floor, wood flooring.

**LOUNGE**  
24'2" x 10'3"



Full length double glazed windows to front, wood flooring, opening to dining area.

**KITCHEN/DINER**  
17'9" x 9'0"



Extensive range of wall and base units, stainless steel sink unit, spaces for electric cooker, fridge/freezer, washing machine, dishwasher and tumble drier, breakfast bar, understairs storage cupboard, part tiled walls, tiled floor and wood flooring, double glazed window with views to garden, double glazed patio doors to garden.

**KITCHEN VIEW**



**KITCHEN/DINING ROOM VIEW**



**KITCHEN VIEW 2**



**FIRST FLOOR**  
Landing, access to loft space.

**BEDROOM ONE**  
12'10" x 12'10"



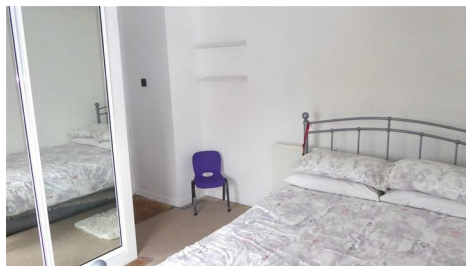
Range of wardrobes, full length double glazed windows to front.

**BEDROOM TWO**  
12'0" x 11'0"



Range of wardrobes, double glazed window to rear.

**BEDROOM TWO VIEW**



**BEDROOM THREE**  
8'6" x 7'9"



Built in wardrobe, double glazed window to front.

**BATHROOM**



Comprising panelled bath, shower screen, wash hand basin, vanity unit, towel rail/radiator, laminate floor, part tiled walls, double glazed frosted window to rear.

**SEPARATE WC**



Low level w.c. wash hand basin, part tiled walls, laminate floor, double glazed frosted window to rear.

**OUTSIDE**



Rear garden extends to approx 50ft, paved and lawn areas, garden shed, rear pedestrian access. GARAGE in block, paved driveway providing off street parking.

**COUNCIL TAX BAND**

D

**ENERGY EFFICIENCY RATING**

C



**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.