



**119 Pinner Road, Oxhey Village, WD19 4EJ**  
**£335,000 Freehold**



**A MID TERRACE COTTAGE IN NEED OF SOME UPDATING WITH NO UPPER CHAIN. ACCOMMODATION COMPRISING, ENTRANCE PORCH, LOUNGE, DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS AND BATHROOM, together with gas central heating, double glazing and a garden to the rear. Situated in a residential location within a very short walk of Bushey Station (Euston Line) , local shops, schools and amenities. VIEWING RECOMMENDED.**

- Entrance porch
- Kitchen
- Bathroom
- Double glazing
- Two reception rooms
- Two double bedrooms
- Gas central heating
- No chain

#### ENTRANCE PORCH

Double opening doors, windows to sides, tiled floor, entrance door to lounge.

#### LOUNGE

10'5" x 10'0"



Feature open brick fireplace with wood burning stove, wooden mantel, wood flooring, double glazed window to front, door to dining room,

#### DINING ROOM

12'7" x 10'0"



Feature fireplace with ceramic tiled inserts, wooden mantel, staircase to first floor, double glazed door to garden, door to kitchen.

#### KITCHEN

12'0" x 6'0"



Single stainless steel sink unit, range of wall and base units, spaces for washing machine and fridge/freezer, four ring stainless steel gas hob, stainless steel extractor hood, oven, wall mounted gas boiler, part tiled walls, double aspect with double glazed windows to side and rear, double glazed door to garden.

#### FIRST FLOOR

landing.

#### BEDROOM ONE

10'6" x 10'0"



Built in double wardrobe, double glazed window to front.

#### BEDROOM TWO

10'0" x 10'0"



Built in airing cupboard, access to loft space, double glazed window to rear, door to bathroom.

#### BATHROOM



Comprising wood panelled bath, shower screen, wash hand basin with vanity unit, low level w.c., tiled walls, double glazed frosted window to rear.

#### OUTSIDE



Rear garden extends to approx 60ft, lawn, variety of mature trees.

#### COUNCIL TAX BAND

D

#### ENERGY EFFICIENCY RATING

E



**119 PINNER RD**  
TOTAL FLOOR AREA: 57.9 sq.m (623 sq ft) approx.  
These plans are for general guidance only and should not be relied upon for legal purposes. Measurements are approximate and should be checked by a professional surveyor. The agent does not warrant the accuracy of these plans and does not accept any liability for any errors or omissions. The agent does not warrant the accuracy of these plans and does not accept any liability for any errors or omissions. The agent does not warrant the accuracy of these plans and does not accept any liability for any errors or omissions.

**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.