



18 Oxhey Avenue, Oxhey Village, WD19 4HG
£450,000 Freehold



- Lounge/dining room
- Two double bedrooms
- Gas central heating
- Garden
- Kitchen
- Two bathrooms
- Double glazing
- Short walk to station

A MID TERRACE HOUSE IN EXCELLENT DECORATIVE ORDER THROUGHOUT WITH THE ADDED BENEFIT OF TWO BATHROOMS. ACCOMMODATION COMPRISES, LOUNGE/DINING ROOM, KITCHEN, BATHROOM, TWO DOUBLE BEDROOMS AND ENSUITE SHOWER ROOM together with gas central heating, double glazing and garden to the rear. Situated in a residential location with a very short walk to Bushey Station (Euston Line), Attenborough Fields, local shops and amenities. **INTERNAL VIEWING RECOMMENDED.**

LOUNGE/DINING ROOM

24'1" x 10'8"



Feature open brick working fireplace, uplighters, stairs to first floor, laminate flooring, double glazed sash bay windows to front, doors to kitchen and garden.

LOUNGE VIEW



LOUNGE VIEW 2



KITCHEN

12'8" x 6'8"



Range of wall and base units, enamel sink unit, integrated washing machine, fridge and freezer, five ring stainless steel gas hob, stainless steel extractor hood, oven below, laminate flooring, double glazed window to side, opening to lobby.

KITCHEN VIEW



LOBBY

Built in storage cupboard, wall mounted gas boiler concealed within cupboard, laminate flooring, double glazed window to side, door to bathroom.

BATHROOM



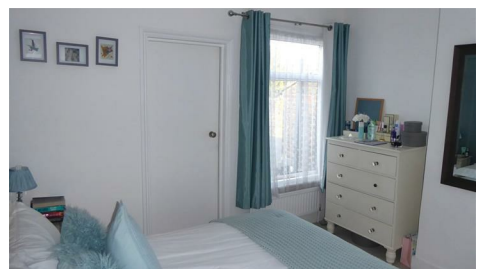
Panelled bath, pedestal wash hand basin, low level w.c., part panelled walls, beamed ceiling, double glazed frosted window to rear.

FIRST FLOOR

Landing, access to loft space, built in airing cupboard.

BEDROOM ONE

10'8" x 10'3"



Double glazed window to rear, door to ensuite shower room.

ENSUITE SHOWER ROOM



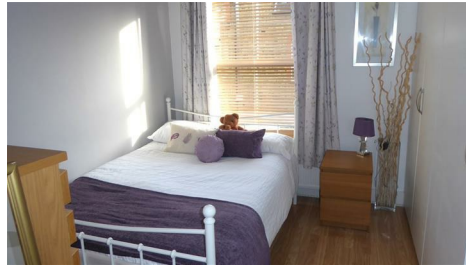
Tiled shower cubicle, circular wash hand basin upon vanity unit, low level w.c., towel rail radiator, inset spotlights, part tiled walls, tiled floor, double glazed frosted window to side.

ENSUITE SHOWER ROOM VIEW



BEDROOM TWO

10'8" x 8'0" to w'robes



Range of built in wardrobes, laminate flooring, double glazed sash window to front.

OUTSIDE



Rear garden extends to approx 60ft, paved patio area, lawn, garden shed, rear pedestrian access.

PATIO VIEW



ENERGY EFFICIENCY RATING

D

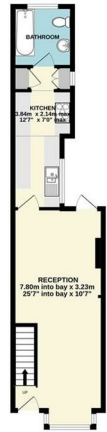
COUNCIL TAX BAND

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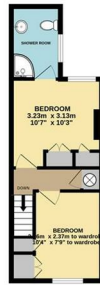




GROUND FLOOR
281 sqm (1001 sqft) approx.



1ST FLOOR
281 sqm (1001 sqft) approx.



OXHEY AVENUE

TOTAL FLOOR AREA: 627 sqm (1722 sq ft) approx.
While every effort has been made to ensure the accuracy of the floor plan, it is not intended to be used as a substitute for a professional survey. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The area is subject to change without notice.
Made with software (2014)

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.