



**30 Grover Road, Oxhey Village, WD19 4HJ**  
**£425,000 Freehold**



**A MID TERRACE HOUSE OFFERED WITH THE BENEFIT OF CAST IRON WORKING FIREPLACES, TWO BATHROOMS AND SPACIOUS ACCOMMODATION COMPRISING, LOUNGE, DINING ROOM, KITCHEN AND TWO DOUBLE BEDROOMS together with gas central heating, double glazing and garden to the rear. Situated in a residential location within a very short walk of Bushey Station (Euston Line), Attenborough Fields, local shops and amenities. INTERNAL VIEWING RECOMMENDED.**

**LOUNGE**

12'5" into bay x 10'4"



Hardwood entrance door with leaded light stained glass windows, feature cast iron working fireplace with mantel and surround, stripped wood flooring, double glazed bay windows with shutter blinds to front.

**LOUNGE VIEW**



**DINING ROOM**

12'9" x 10'4"



Staircase to first floor, cast iron working fireplace with mantel and surround, stripped wood flooring, double glazed window to rear with shutter blinds, opening to kitchen.

**DINING ROOM VIEW**



**KITCHEN**

7'9" x 5'9"



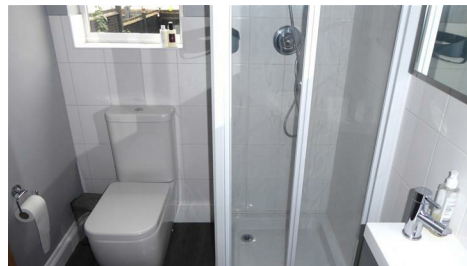
Stainless steel sink unit, range of wall and base units, four ring electric hob, oven below, space for washing machine, part tiled walls, tiled floor, double glazed window to side. Opening to lobby.

**LOBBY**

Built in storage cupboard, space for fridge/freezer, tiled floor, door to outside, door to shower room.

**SHOWER ROOM**

6'0" x 5'4"



Tiled shower cubicle, wash hand basin with vanity unit, low level w.c, part tiled walls, laminate flooring, extractor fan, double aspect with double glazed windows to rear and side.

**FIRST FLOOR**

Landing.

**BEDROOM ONE**

10'5" x 10'2"



Feature cast iron fireplace, double glazed window to rear, stripped wood flooring, door to bathroom.

**BATHROOM**

8'10" x 5'9"



Panelled bath, wash hand basin with vanity unit, low level w.c., laminate flooring, part tiled walls, double glazed frosted window to side.

**BEDROOM TWO**

10'3" x 10'3"



Feature cast iron fireplace, built in wardrobe, stripped wood flooring, double glazed window to front.

**OUTSIDE**



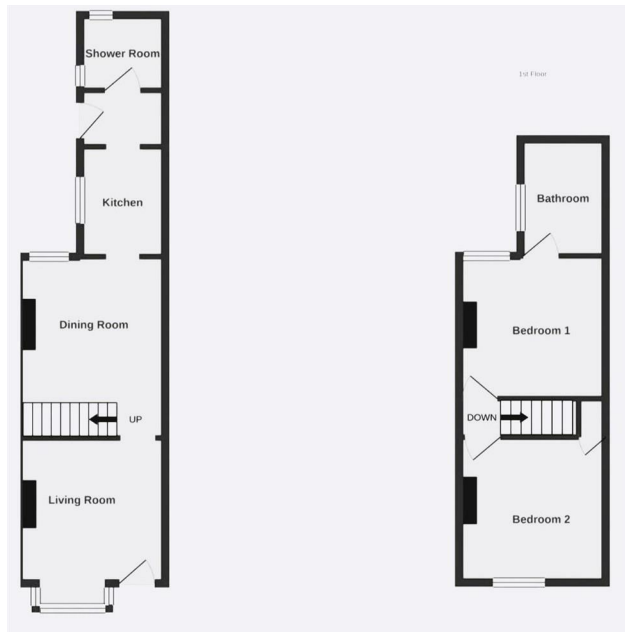
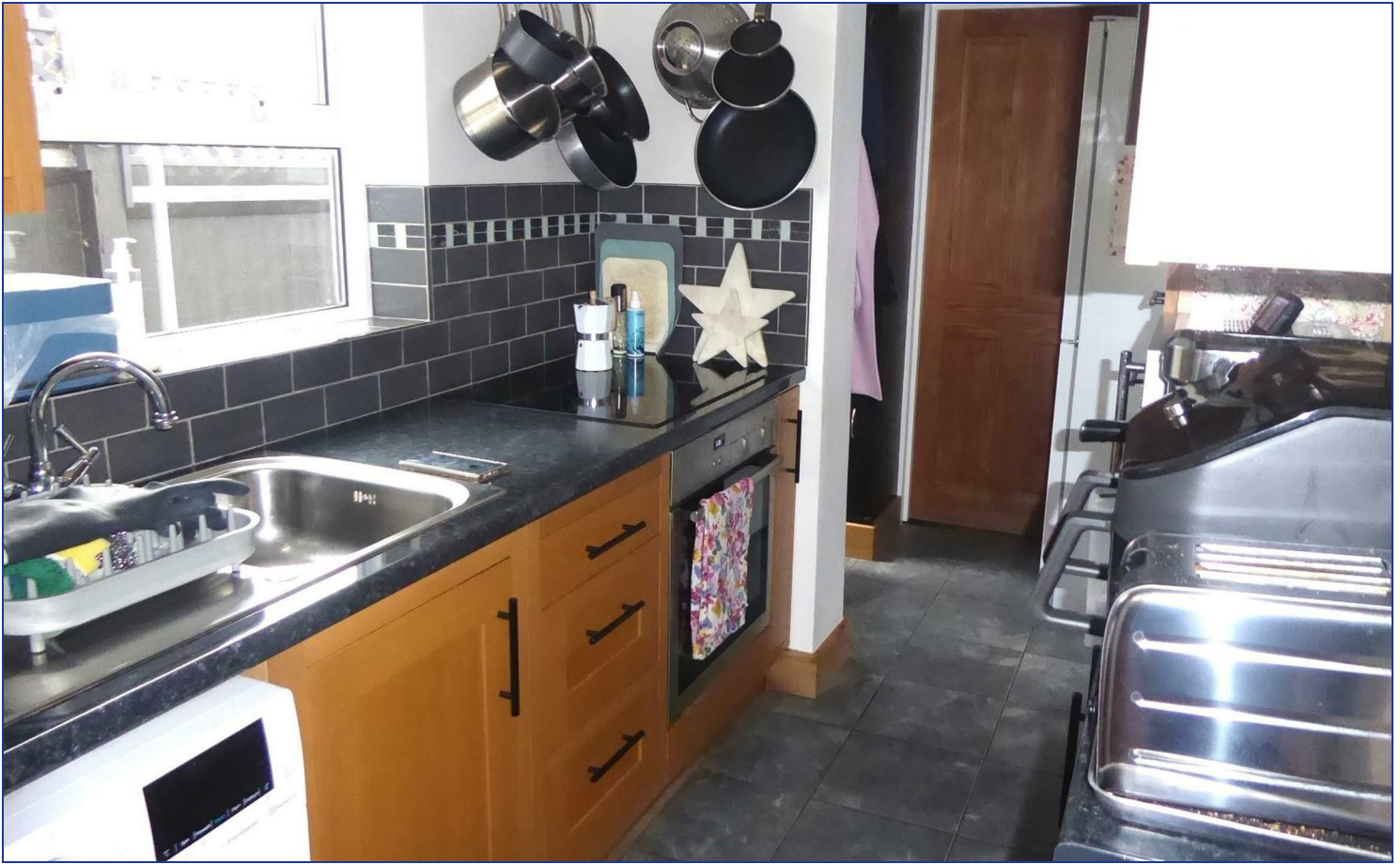
Rear garden extends to approx 45ft, decked patio area, garden shed, rear pedestrian access.

**ENERGY EFFICIENCY RATING**

D

**COUNCIL TAX BAND**

D



**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.