



13 Oxhey Road, Oxhey, WD19 4QF
£1,095,000 Freehold



A SUPERB SEMI DETACHED FAMILY HOME WITH MANY ORIGINAL FEATURES INCLUDING FEATURE FIREPLACES AND SASH WINDOWS, OFFERING SPACIOUS ACCOMMODATION COMPRISING: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, SIX BEDROOMS AND TWO BATHROOMS, together with gas central heating, a superb rear garden and off street parking. Situated in a popular residential location within a short walk of Bushey Station (Euston Line) and within the catchment area of both Watford Boys and Girls Grammar Schools , M1 and M25 motorways are accessible. INTERNAL VIEWING RECOMMENDED.

ENTRANCE HALL



Original entrance door with leaded light stained glass windows, feature cornicing, picture rails, stairs to first floor, large understairs storage cupboard, tiled floor.

ENTRANCE HALL VIEW



RECEPTION ONE



Feature fireplace with ceramic tiled inserts, mantel and surround, cornicing, picture rails, uplighters, serving hatch, bay sash window to front.

RECEPTION TWO



Display shelving with built in storage cupboards, picture rails, sash windows to side, door to utility room.

UTILITY ROOM

Wall mounted gas boiler, spaces for washing machine, dishwasher and fridge/freezer, sash windows to side, opening to lobby.

LOBBY

Door to outside and door to shower room.

SHOWER ROOM

Tiled shower cubicle, low level w.c., with concealed cistern, wash hand basin with vanity unit, inset spotlights, tiled walls, frosted window to side.

KITCHEN/BREAKFAST ROOM

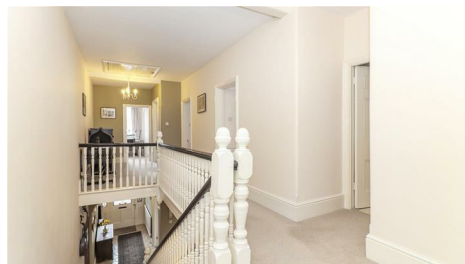


Range of wall and base units, stainless steel sink unit, electric hob, double oven within housing, integrated fridge, inset spotlights, part tiled walls, wood laminate flooring, windows to rear and door to garden.

FIRST FLOOR

Landing, access to loft space.

LANDING



BEDROOM ONE



Feature fireplace with original gas fire, mantel and surround, picture rails, cornicing, bay sash window to front, door to bedroom 6/ study.

BEDROOM TWO



Feature fireplace with original gas fire, mantel and surround, picture rails, windows to rear overlooking garden, door to bedroom 3.

BEDROOM THREE



Picture rails, window to rear overlooking rear garden.

BEDROOM FOUR



Picture rails, sash window to side, door to bedroom 5. (Bedroom 4 and 5 could be altered to provide a large bedroom).

BEDROOM FIVE



Feature fireplace with mantel and surround, picture rails, sash window to side.

BEDROOM SIX/ STUDY



Sash window to front.

BATHROOM



Panelled bath, pedestal wash hand basin, tiled walls, shaver socket, frosted sash window to side, built in airing cupboard.

SEPARATE WC

Low level w.c., wall mounted wash hand basin, tiled walls, frosted sash window to side.

OUTSIDE



Beautiful rear garden extends to approx 120ft, paved patio area with ornamental pergola, variety of mature trees and shrubs, well stocked flower beds, vegetable patches, garden shed plus additional garden storage area, side pedestrian access to front garden.

GARDEN VIEW ONE

GARDEN VIEW TWO



GARDEN VIEW THREE



GARDEN VIEW FOUR



FRONT EXTERIOR

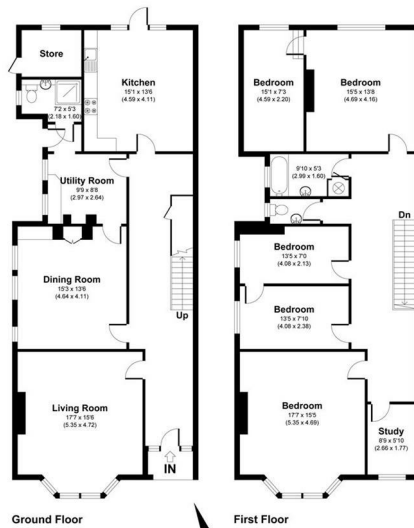


Block paved driveway providing off street parking, raised flower beds.

COUNCIL TAX BAND G

ENERGY EFFICIENCY RATING E





Oxhey Road, WD19

APPROXIMATE GROSS INTERNAL AREA 2309 SQ FT / 214.55 SQ M.
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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.