



201 Pinner Road, Oxhey, WD19 4ET  
£185,000 Freehold



**CASH BUYERS ONLY ! AN END OF TERRACE FREEHOLD CHARACTER COTTAGE IN NEED OF MODERNISATION AND UPDATING. ACCOMMODATION COMPRISES: LOUNGE, KITCHEN, DOUBLE BEDROOM AND BATHROOM. The property has central heating and a paved courtyard garden to the rear and is situated close to Watford Heath, within walking distance of Bushey Station (Euston Line) and local amenities. NO UPPER CHAIN.**

- Lounge
- Double bedroom
- Gas central heating
- Kitchen
- Bathroom
- Garden

### LOUNGE



Hardwood entrance door, feature open brick fireplace and chimney breast, beamed ceiling, double glazed window to front, opening to kitchen.

### LOUNGE VIEW



### KITCHEN

6'10" x 5'0"



Base units with stainless steel sink unit, electric hob, tiled floor, beamed ceiling, stairs to first floor, window to rear, stable door to garden.

### FIRST FLOOR

Landing.

### BEDROOM ONE

10'4" x 9'0"



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

### BATHROOM

Panelled bath, wall mounted wash hand basin, low level w.c., part tiled walls, window to rear.

### OUTSIDE

Courtyard pave garden, side pedestrian access, garden shed.

### COUNCIL TAX BAND

B

### ENERGY EFFICIENCY RATING

D



GROUND FLOOR  
13.1 sq.m. (141 sq.ft.) approx.

1ST FLOOR  
12.7 sq.m. (137 sq.ft.) approx.



PINNER ROAD  
TOTAL FLOOR AREA: 25.8 sq.m. (278 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, contents and fixtures should be taken as approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied on for any legal or prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency save the plan.  
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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.