



6 Avenue Terrace, Oxhey Village, WD19 4FA
£349,950 Freehold



A SEMI DETACHED HOUSE WITH ACCOMMODATION COMPRISING LOUNGE, OPENPLAN TO KITCHEN, DOUBLE BEDROOM AND BATHROOM, together with gas central heating, double glazing, garden and ALLOCATED PARKING SPACE. Situated in a residential cul de sac location in Oxhey Village with a short walk of Bushey Station (Euston Line), local shops and amenities. INTERNAL VIEWING RECOMMENDED.

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

LOUNGE

14'0" x 10'7"



Entrance door, stairs to first floor, double glazed window to front, opening to kitchen.

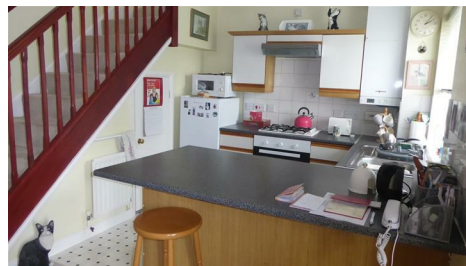
KITCHEN

9'0" x 9'0"



Range of wall and base units, stainless steel sink unit, four ring gas hob, oven below, spaces for washing machine and fridge/freezer, understairs storage cupboard, part tiled walls, wall mounted gas boiler, double glazed window to front.

KITCHEN VIEW



FIRST FLOOR

Landing, double glazed window to side.

BEDROOM

12'6" inc door recess x 11'4"



Built in wardrobes, double glazed window.

BATHROOM



Panelled bath, separate shower over, pedestal wash hand basin, low level w.c., part tiled walls, double glazed frosted window.

OUTSIDE



Secluded garden, lawn, flower borders. ALLOCATED PARKING SPACE.

ENERGY EFFICIENCY RATING

D

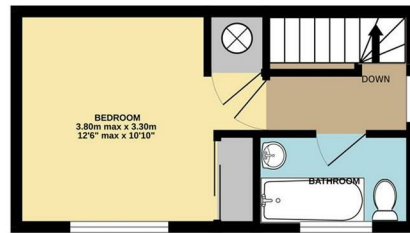
COUNCIL TAX BAND

C



GROUND FLOOR
22.4 sq.m. (241 sq.ft.) approx.

1ST FLOOR
20.0 sq.m. (215 sq.ft.) approx.



AVENUE TERRACE

TOTAL FLOOR AREA: 42.4 sq.m. (456 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.