



**76 Villiers Road, Oxhey Village, WD19 4AJ**  
**£499,950 Freehold**



- Entrance Porch
- Kitchen
- Shower room off landing
- Summer house/office
- Double glazing
- Lounge/dining room
- Two bedrooms
- Beautiful rear garden
- Gas central heating
- Viewing recommended

**A MID TERRACE COTTAGE OFFERED IN EXCELLENT DECORATIVE ORDER THROUGHOUT WITH SPACIOUS ACCOMMODATION COMPRISING, ENTRANCE PORCH, LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS, SHOWER ROOM OFF LANDING AND SUMMER HOUSE/OFFICE. Together with gas central heating, double glazing and a lovely rear garden. Situated in a conservation area in the heart of Oxhey Village with a very short walk to Bushey Station (Euston Line), local shops, schools and Attenborough Fields. INTERNAL VIEWING RECOMMENDED.**

### ENTRANCE PORCH

Hardwood entrance door with stained glass leaded light diamond shaped window, windows to sides, door to lounge/dining room.

### LOUNGE/DINING ROOM

21'0" x 11'0"

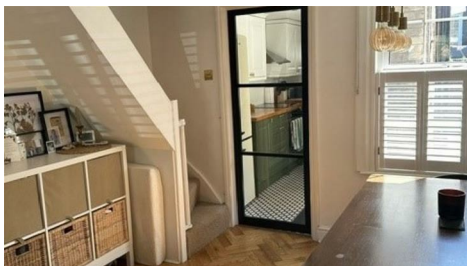


Feature cast iron fireplace with ceramic tile inserts, mantel and surround, stairs to first floor, engineered wood flooring, double glazed windows to front and rear with shutter blinds, door to kitchen.

### LOUNGE/DINING ROOM VIEW



### DINING ROOM VIEW



### DINING ROOM VIEW 2



### KITCHEN

11'4" x 7'0"



Comprising ceramic sink unit with range of wall and base units, wooden worktop surfaces, four ring electric induction hob, stainless steel extractor hood, oven below, integrated dishwasher, space for fridge/freezer, washing machine, wall mounted gas boiler, part tiled walls, tiled floor, double glazed windows to side and rear, double glazed door to garden.

### KITCHEN VIEW



### FIRST FLOOR



Landing, access to loft space, feature leaded light stained glass window.

### BEDROOM ONE

12'0" x 11'0"



Range of fitted wardrobes wall light points, double glazed window to front with shutter blinds.

### BEDROOM ONE VIEW



## BEDROOM TWO

11'4" x 6'9"



Built in wardrobe, double glazed window to rear with shutter blinds.

## SHOWER ROOM



Walk in shower cubicle, wash hand basin upon vanity unit, low level w.c., towel rail radiator, ceramic tiled floor, inset spotlights, double glazed frosted window to rear.

## OUTSIDE



Rear garden extends to approximately 60ft, paved patio area, steps up to further patio area, astro turf, flower borders, rear and side pedestrian access. Front : Paved garden with flower beds.

## GARDEN VIEW



## GARDEN VIEW 3



## SUMMER HOUSE/OFFICE

11'6" x 11'0"



Power and light.

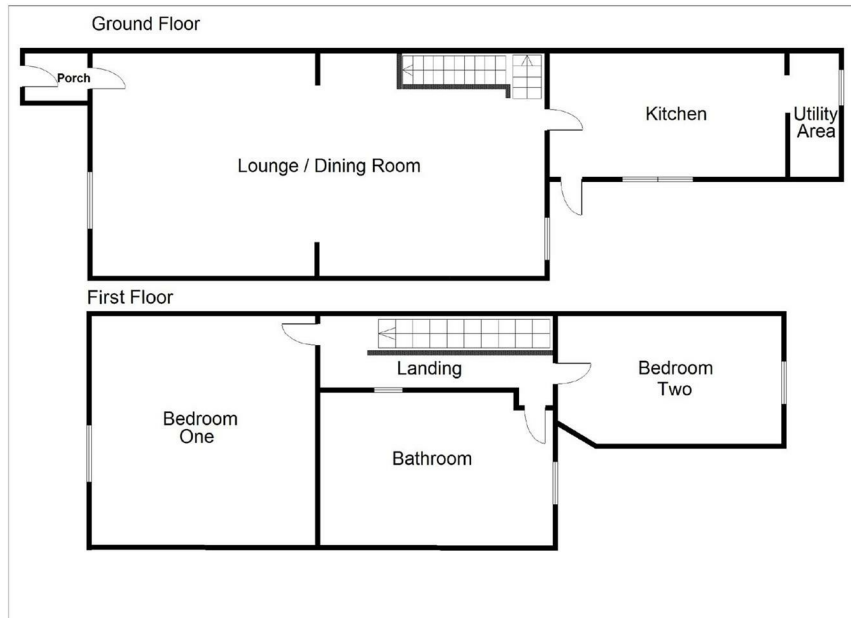
## ENERGY EFFICIENCY RATING

D

## COUNCIL TAX BAND

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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.