



**46 Capel Road, Oxhey Village, WD19 4AE**  
**£499,950 Freehold**



- LOUNGE/DINING ROOM
- CLOAKROOM
- TWO BATHROOMS
- GAS CENTRAL HEATING
- EXTENDED KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- DOUBLE GLAZING
- GARDEN

A DELIGHTFUL EXTENDED TERRACED HOME SITUATED IN THE HEART OF OXHEY VILLAGE being within easy reach of all local facilities including BUSHEY STATION (2 MINUTES WALK) and a choice of EXCELLENT LOCAL SCHOOLS ALL WITHIN WALKING DISTANCE. The property provides EXCELLENT FAMILY ACCOMMODATION consisting of a LOUNGE/DINING ROOM, EXTENDED KITCHEN/BREAKFAST ROOM, CLOAKROOM, 2 BEDROOMS, 2 BATHROOMS and LOVELY REAR GARDEN. AN INTERNAL INSPECTION IS STRONGLY RECOMMENDED.

**ENTRANCE DOOR TO  
LOUNGE/DINING ROOM**  
24'9" x 12'6"



Feature cast iron fireplace, built in storage cupboard to alcoves, stairs to first floor, double glazed sash windows to front, wood flooring and door to kitchen.

**LOUNGE/DINING ROOM VIEW**



**FIREPLACE VIEW**



**KITCHEN/BREAKFAST ROOM**  
19' x 12'6"



Range of wall and base units, inset butler sink, four ring stainless steel gas hob, stainless steel extractor hood over, integrated fridge/freezer, integrated dishwasher and washing machine, microwave and oven, feature brick wall, Karndean flooring, quartz worktop surfaces, solid oak butchers block and Velux windows. Double aspect with double glazed sash windows to side and rear with double glazed french doors to garden.

**KITCHEN VIEW**



**BREAKFAST AREA**



**CLOAKROOM**

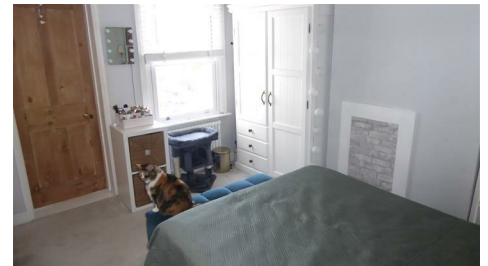
Low level WC, wall mounted wash hand basin with tiled splash back, Karndean flooring and double glazed frosted window to rear.

**FIRST FLOOR**

Landing

**BEDROOM ONE**

12' x 11'



Double glazed sash window to rear and built in wardrobe. Door to;

**EN SUITE BATHROOM**



Roll top bath, pedestal wash hand basin, low level WC, bidet, wood flooring, part wood panelled walls, inset spotlights, double glazed frosted window to side and wall mounted gas boiler.

## BEDROOM TWO

11'7" x 9'9" + door recess



Double glazed sash window to front, access to loft space and door to;

## EN SUITE SHOWER ROOM



Tiled shower cubicle, pedestal wash hand basin, low level WC, part wood panelled walls, part tiled walls, wood flooring and inset spotlights.

## LOFT ROOM



Velux windows and eaves storage. NB Current permission for loft extension.

## LOFT ROOM VIEW



## OUTSIDE



Rear garden extends to approximately 60ft, covered pergola, decked patio areas, lawn, flower borders, garden shed and pedestrian right of way.

## GARDEN VIEW



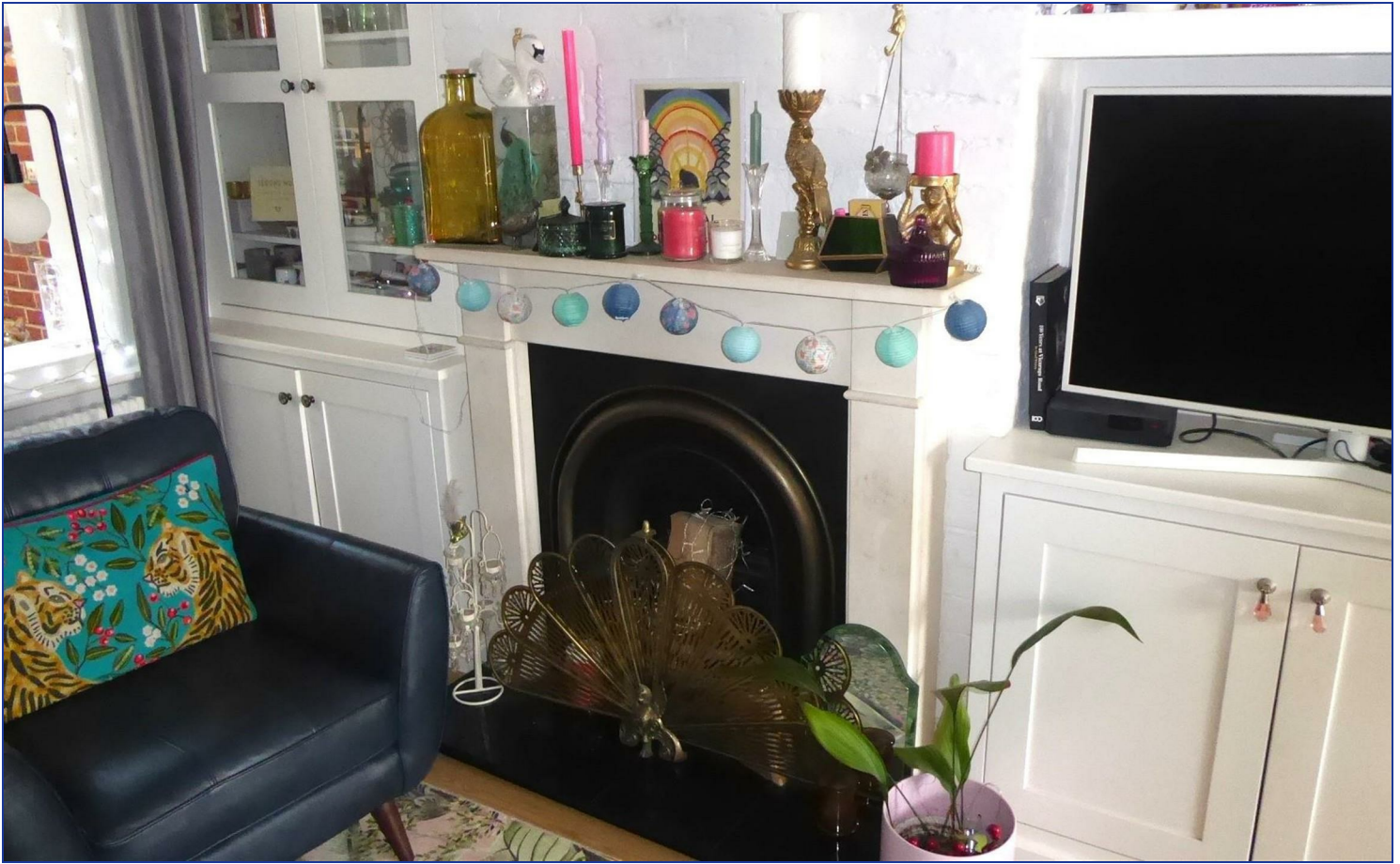
## ENERGY EFFICIENCY RATING

C

## 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.