



**10 Maxwell Rise, Oxhey Village, WD19 4DX**  
**£725,000 Freehold**

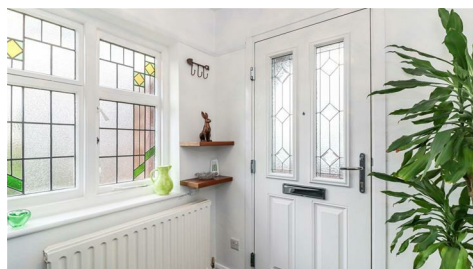




- Entrance hall
- Kitchen
- Three bedrooms
- Gas central heating
- Garage, parking
- Two reception rooms
- Cloakroom
- Shower room
- Double glazing
- NO CHAIN

**A SEMI DETACHED FAMILY HOME WITH SCOPE TO EXTEND (spp). ACCOMMODATION COMPRISES, ENTRANCE HALL, TWO RECEPTION ROOMS, KITCHEN WITH PANTRY, CLOAKROOM, THREE BEDROOMS AND SHOWER ROOM. Situated in the heart of Oxhey Village in a private residential cul de sac location, within a short walk of Bushey Station (Euston Line), Attenborough Fields, local shops, schools and amenities. NO CHAIN. INTERNAL VIEWING RECOMMENDED.**

#### ENTRANCE HALL



Double glazed entrance door with etched glass windows, stairs to first floor, under stairs storage cupboard, feature leaded light stained glass window to side.

#### ENTRANCE HALL VIEW



#### LOUNGE

13'0" x 11'4"



Feature fireplace with gas coal effect fire, wall light points, picture rails, double glazed windows overlooking rear garden, double glazed french doors to garden.

#### LOUNGE VIEW



#### DINING ROOM

13'9" x 11'6"



Feature gas coal effect fire, picture rails, double glazed bay window to front.

#### DINING ROOM VIEW



#### KITCHEN

9'2" x 7'5"



Range of wall and base units, stainless steel sink unit, gas

cooker point, space for fridge/freezer, space for washing machine, built in pantry, part tiled walls, double glazed window to side, door to lobby.

#### LOBBY

Latch door to large built in storage cupboard, double glazed door to outside. Latched door to cloakroom.

#### CLOAKROOM

High flush w.c., frosted window to rear.

#### FIRST FLOOR



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

#### BEDROOM ONE

14'9" x 11'6"



Double glazed bay window to front.

#### BEDROOM ONE VIEW





**BEDROOM TWO**  
11'7" x 11'7"



Built in airing cupboard, wood flooring, double glazed window to rear.

**BEDROOM TWO VIEW**



**BEDROOM THREE**  
8'5" x 7'5"



Wall mounted gas boiler, double glazed window to rear.

**SHOWER ROOM**  
5'10" x 5'4"



Tiled shower cubicle, pedestal wash hand basin, part tiled walls, towel rail radiator, extractor fan, double glazed frosted window to front.

**SEPARATE WC**

Low level w.c., double glazed frosted window to side.

**OUTSIDE**



Rear garden extends to approx 70ft at the longest point, lawn, variety of mature trees and shrubs, flower borders.  
DETACHED GARAGE.  
Front: Lawn, flower borders, own drive providing access to detached garage and providing off street parking.

**GARDEN VIEW**



**GARDEN VIEW TWO**



**ENERGY EFFICIENCY RATNG**  
D

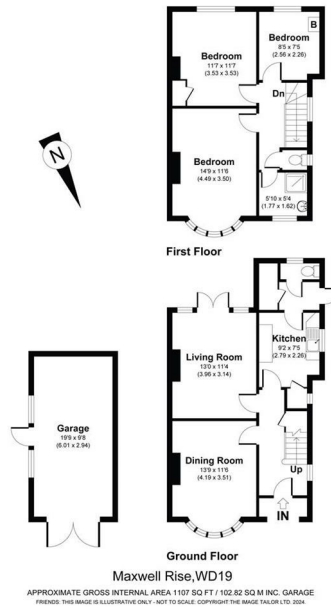
**COUNCIL TAX BAND**  
E

**N. B.**

There has been a structural repair to the rear corner of the property with a guarantee till September 2026.







#### 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.