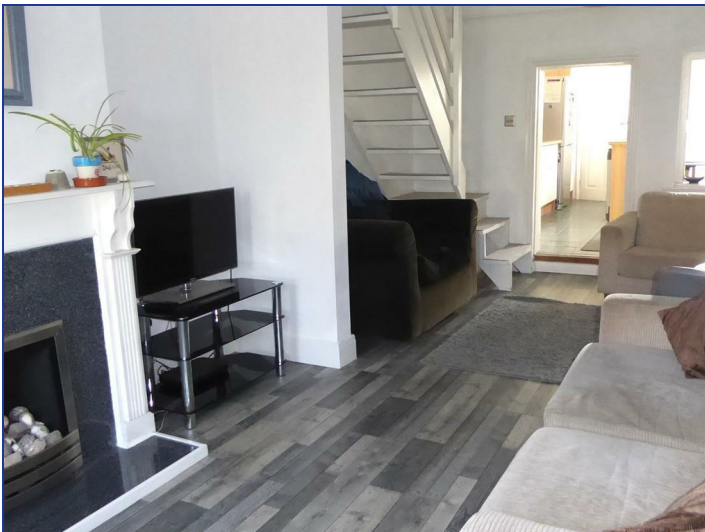




**105 Lower Paddock Road, Oxhey Village, WD19 4GU**  
**£399,950 Freehold**



A DELIGHTFUL TERRACED COTTAGE TUCKED AWAY IN THE HEART OF OXHEY VILLAGE. THE ACCOMMODATION COMPRISES LOUNGE/DINING ROOM, FITTED KITCHEN/BREAKFAST ROOM, BATHROOM, TWO DOUBLE BEDROOMS, COURTYARD AND GARDEN WITH THE PROPERTY BEING SITUATED WITHIN A SHORT WALK OF ALL LOCAL AMENITIES WITH EXCELLENT LOCAL SCHOOLS AND BUSHEY STATION (EUSTON IN 18 MINS) ONLY A SHORT WALK AWAY. THE PROPERTY HAS BEEN WELL MAINTAINED AND IMPROVED BY THE CURRENT OWNER AND AN INTERNAL INSPECTION IS STRONGLY RECOMMENDED.

- Lounge/Dining Room
- Gas Central Heating
- Kitchen/Breakfast Room
- Bathroom
- Gardens
- Two Double Bedrooms

**LOUNGE**  
20'8" x 10'



Feature gas coal effect fire within fireplace with marble hearth and insert, mantel and surround, built in storage cupboard with display shelving, wood flooring, under stairs storage cupboard, double glazed window to front and stairs to first floor.

**LOUNGE VIEW**



**KITCHEN/BREAKFAST ROOM**  
14'4" x 10'



Comprising stainless steel sink unit, range of wall and base units, four ring gas hob with extractor hood over, oven below, built in wine rack, fridge/freezer, washing machine and dishwasher, part tiled walls, tiled floor, inset spotlights, double glazed window to side, double glazed door to garden and door to bathroom.

**KITCHEN VIEW 1**



**KITCHEN VIEW 2**



**BREAKFAST ROOM**



**BATHROOM**



White suite comprising panelled bath with separate shower over, shower curtain and rail, low level WC, with concealed cistern, wash hand basin with vanity unit below, part tiled walls, tiled floor with underfloor heating, towel rail radiator, inset spotlights and double glazed frosted window to side.

**FIRST FLOOR**

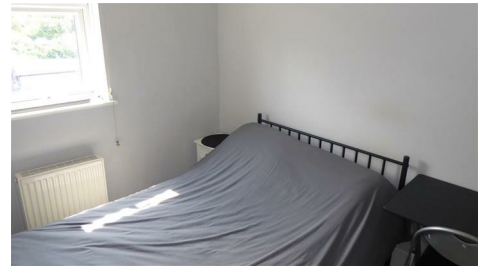
Landing, access to loft space.

**BEDROOM ONE**  
11'7" x 10'



Feature cast iron fireplace and double glazed window to front.

**BEDROOM TWO**  
9'8" x 8'



Built in storage cupboard over stairs, double glazed window to rear.

**COURTYARD**



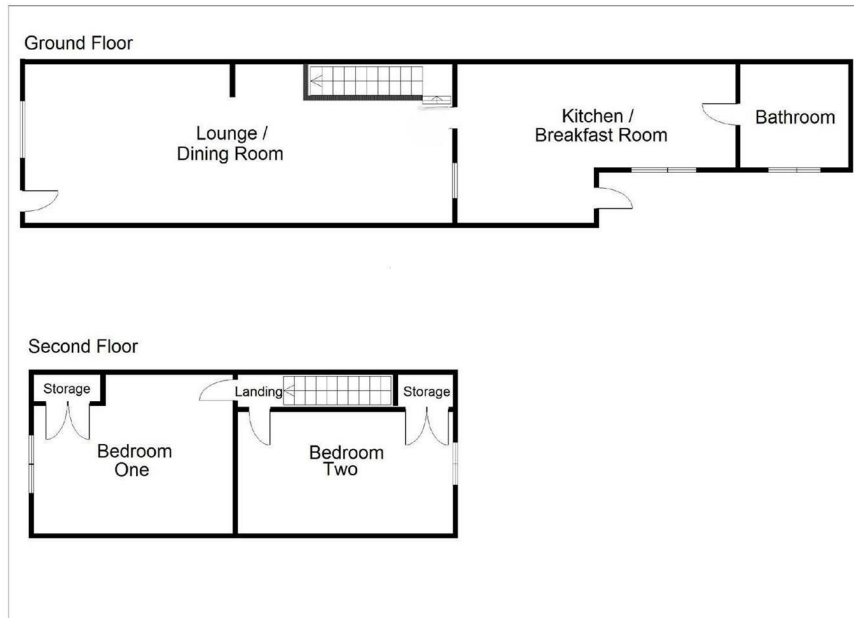
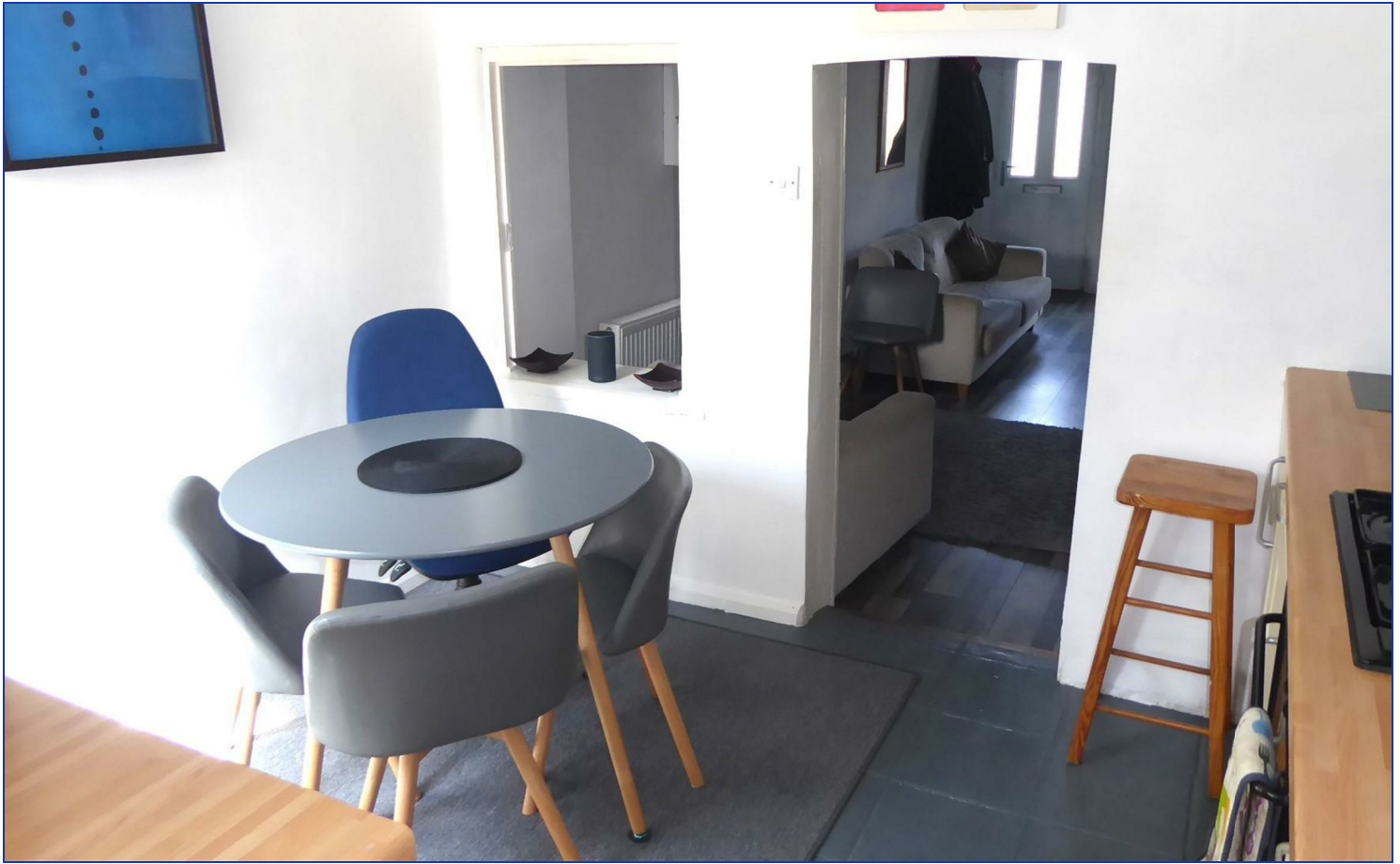
**OUTSIDE**



Small paved garden to rear with rear pedestrian access. Front: Lawn and paved area with garden shed.

**ENERGY EFFICIENCY RATING: D**

**COUNCIL TAX BAND: C**



**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.