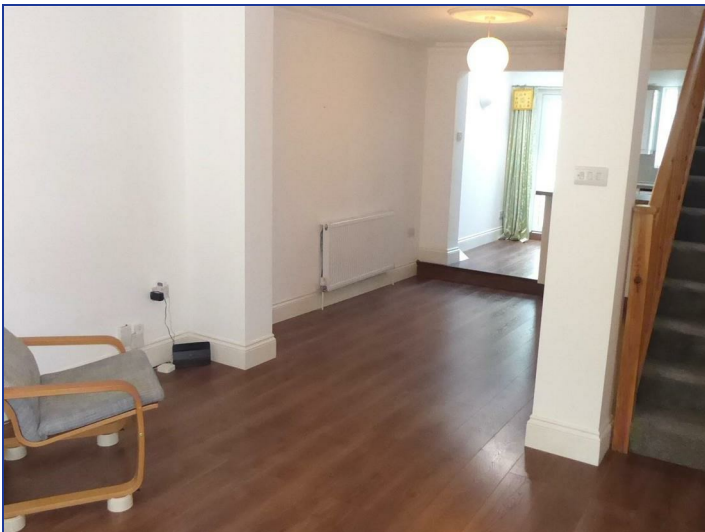




64 Villiers Road, Oxhey Village, WD19 4AJ
£510,000 Freehold



- Entrance porch
- Kitchen
- Two bedrooms, loft space
- Garden room
- Double glazing
- Lounge/dining room
- Conservatory
- Bathroom off landing
- Gas central heating
- Rear garden

A MID TERRACE COTTAGE WHICH IS OFFERED IN EXCELLENT DECORATIVE ORDER WITH THE ADDED BENEFITS OF A LARGER THAN USUAL 'L' SHAPED REAR GARDEN AND GARDEN ROOM WHICH COULD BE A WORK FROM HOME SPACE. ACCOMMODATION COMPRISES: ENTRANCE PORCH, LOUNGE/DINING ROOM, KITCHEN, CONSERVATORY, TWO BEDROOMS AND BATHROOM OFF LANDING AND A LOFT SPACE . Together with gas central heating, double glazing, garden room and 'L' shaped garden. Situated in the heart of Oxhey Village within a conservation area and with only a short walk to Bushey Station (Euston Line), Attenborough Fields, local shops, school and amenities. INTERNAL VIEWING RECOMMENDED. NO CHAIN.

ENTRANCE PORCH

Entrance door to lounge/dining room.

LOUNGE/DINING ROOM

30'10" x 11'1"



Stairs to first floor, laminate flooring, double glazed bay window to front, opening to kitchen area.

LOUNGE VIEW



KITCHEN



Range of wall and base units, four ring gas hob, stainless steel oven, stainless steel extractor hood, space

for dishwasher, part tiled walls, laminate flooring, double glazed window overlooking conservatory, double glazed door to conservatory.

CONSERVATORY

10'6" x 7'3"



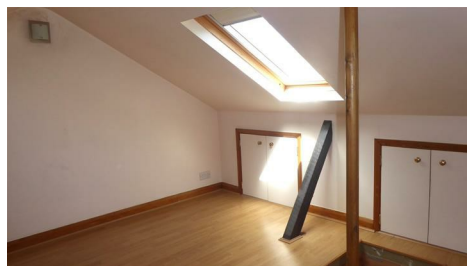
Tiled floor, space for washing machine, double glazed french doors to garden.

FIRST FLOOR

Landing, skylight window, access to loft space.

LOFT SPACE

11'2" x 10'9"



Eaves storage, velux window, laminate flooring, wall mounted electric heater.

BEDROOM ONE

11'11" x 11'9"



Double glazed window to front.

BEDROOM TWO

10'11" x 6'4"



Double glazed window to rear.

BATHROOM



Roll top bath, shower cubicle, low level w.c., pedestal wash hand basin, towel rail radiator, tiled walls and floor, double glazed frosted window to rear.

OUTSIDE



Rear garden extends to approx 100ft, paved patio areas, attractive raised flower beds with a variety of mature trees and shrubs, astro turf, garden sheds. rear pedestrian access.

GARDEN VIEW



EXTERIOR VIEW



GARDEN ROOM

13'2" x 8'2"



Laminate flooring, double glazed windows to side, double glazed french doors, power and light.

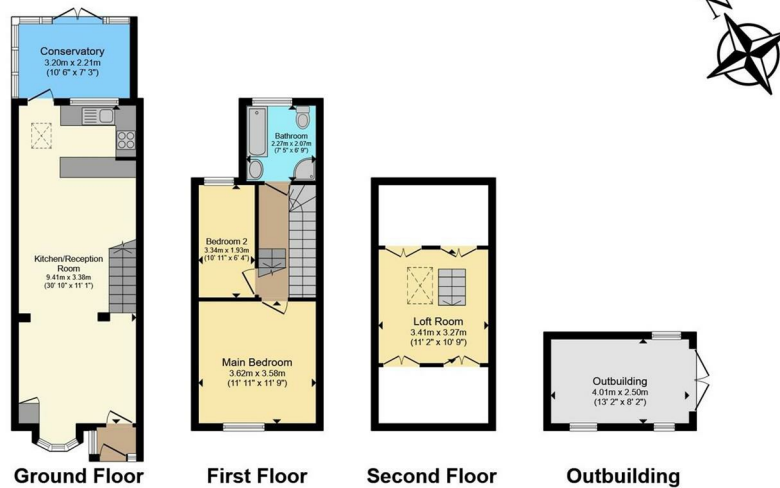
ENERGY EFFICIENCY RATING

C

COUNCIL TAX BAND

D





Total floor area 93.4 sq.m. (1,005 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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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.