



55 Chalk Hill, Oxhey Village, WD19 4BU
£845,000 Freehold



- Entrance hall
- Kitchen/breakfast
- Three double bedrooms
- Gardens
- Four reception rooms
- Two bathrooms
- Loft room
- Garage plus off street parking

A SPACIOUS SEMI DETACHED FAMILY HOME WITH MANY ORIGINAL FEATURES PLUS A BALCONY AND CELLAR WITH ACCOMMODATION OVER FOUR FLOORS COMPRISING: ENTRANCE HALL, FOUR RECEPTION ROOMS, 19FT KITCHEN/BREAKFAST ROOM, THREE BEDROOMS, LOFT ROOM AND TWO BATHROOMS. Together with gas central heating, double glazing, rear garden, outside storage area and off street parking for two cars. Situated in a residential location within walking distance of Bushey Station (Euston Line) and close to local shops, schools and amenities including Attenborough Fields. INTERNAL VIEWING RECOMMENDED, NO CHAIN.

ENTRANCE HALL



Double glazed entrance door, staircase to first floor. Solid Oak wood flooring.

RECEPTION THREE
13'8" x 10'0"



Door to kitchen, solid oak wood flooring, opening to reception four.

KITCHEN / BREAKFAST ROOM VIEW



RECEPTION ONE
15'0" x 13'0"



Double aspect with secondary glazed sash windows, picture rails, cornicing.

RECEPTION THREE VIEW



RECEPTION FOUR
10'7" x 10'0"

Door to cellar, solid oak wood flooring, sash window to side.

KITCHEN/BREAKFAST ROOM
19'0" x 17'0" max



Comprising extensive range of wall and base units, dish washer, washing machine, tumble drier, 4 ring electric hob, stainless steel extractor hood, oven, microwave, American style fridge/freezer, double aspect double glazed windows, double glazed french door to garden, skylight windows, tiled floor, door to bathroom.

BATHROOM



White suite comprising panelled bath, shower cubicle, pedestal wash hand basin, low level WC, frosted double glazed window to rear, tiled walls, tiled floor, inset spotlights and skylight window.

RECEPTION TWO
14'4" x 12'2"

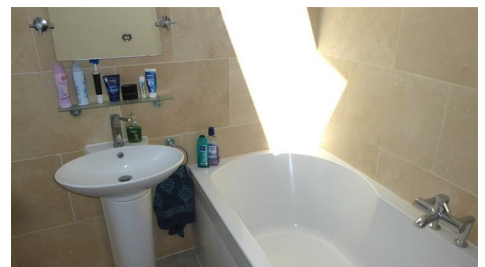


Feature cast iron fireplace with ceramic tiled inserts, wall light points, solid oak wood flooring, double glazed doors to balcony.

BALCONY

Decked area with attractive grape vine.

GROUND FLOOR BATHROOM VIEW

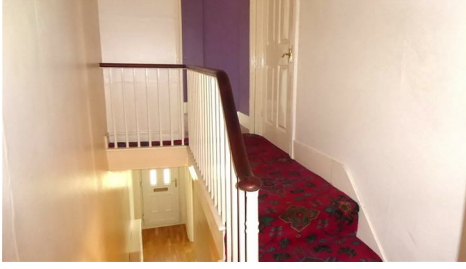


CELLAR
16'4" x 12'0"



Feature log burning stove, tiled floor,, inset spotlights, double glazed door to side.

FIRST FLOOR



Split level landing.

BEDROOM ONE
17'0" x 12'0"



Extensive range of wardrobes, cornicing, double aspect with sash windows.

BEDROOM ONE VIEW



BEDROOM TWO
12'0" x 11'0"



Wood flooring, range of wardrobes, sash window, staircase to loft room.

LOFT ROOM
15'0" x 12'0"



Velux windows to front and rear. Wood flooring.

BEDROOM THREE
10'0" x 8'2"



Full range of wardrobes with mirrored doors, double glazed sash window, wood laminate flooring.

BATHROOM.



White suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, inset spotlights, double glazed sash window, towel rail radiator.

OUTSIDE



Rear garden extends to approximately 70ft, paved patio area, lawn, mature trees and shrubs, off street parking for 2 cars. Storage area and off street parking for two cars. Front: Lawn and mature trees and shrubs.

EXTERIOR SIDE VIEW





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.