



**14 Oxhey Avenue, Oxhey Village, WD19 4HG**  
**£425,000 Freehold**



**A MID TERRACED VICTORIAN HOUSE WITH BRIGHT AND SPACIOUS ACCOMMODATION COMPRISING LOUNGE, DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS AND BATHROOM.** Situated in a residential location in Oxhey Village within a short walk of Bushey Station (Euston line) for quick and regular trains to London. Local shops, schools and amenities all within walking distance. **SCOPE TO EXTEND (spp). INTERNAL VIEWING RECOMMENDED.**

- Lounge, dining room
- Two double bedrooms
- Gas central heating
- Garden
- Kitchen
- Bathroom
- Double glazing
- Original features

**LOUNGE**  
12'7" x 10'8"



Built in storage cupboard, bay sash window with shutter blinds to front, wood flooring, door to dining room.

**LOUNGE VIEW**



**DINING ROOM**  
13'0" x 10'8"



Feature open fire place, stairs to first floor, understairs storage cupboard, built in storage cupboard, wood flooring, sash window to rear, opening to kitchen.

**DINING VIEW**



**KITCHEN**  
7'11" x 5'10"



Range of wall and base units with marble worktops, inset stainless steel sink unit, boiling water tap, four ring electric hob, oven below, integrated fridge/freezer and dishwasher, part tiled walls, wood flooring, double glazed window and double glazed door to garden.

**FIRST FLOOR**  
Landing.

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



Feature cast iron fireplace, built in double wardrobe, double glazed sash window to rear, door to bathroom.

**BATHROOM**  
7'10" x 5'10"



Ceramic tiled panelled bath, wash hand basin with vanity unit, low level w.c, tiled walls and floor, inset spotlights, double glazed window to side.

**BEDROOM TWO**  
10'7" x 10'4"



Feature cast iron fireplace, sash window to front with shutter blinds.

**OUTSIDE**



Rear garden extends to approx 70ft, paved patio area, lawn, flower borders, garden shed, rear pedestrian access. Outhouse which has wall mounted gas boiler and spaces for washing machine and tumble drier. Front, flower borders.

**GARDEN VIEW**

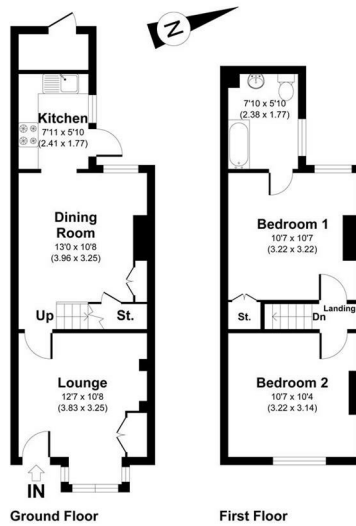


**ENERGY EFFICIENCY RATING**

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**COUNCIL TAX BAND**

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Oxhey Avenue, WD19

APPROXIMATE GROSS INTERNAL AREA 629 SQ FT / 58.40 SQ M  
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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.