



74 Lower Paddock Road, Oxhey Village, WD19 4GS
£649,950 Freehold



AN END OF TERRACE FAMILY HOME IN NEED OF SOME UPDATING WITH SCOPE TO EXTEND (spp) IN THE HEART OF OXHEY VILLAGE WITH A VERY SHORT WALK TO OXHEY GREEN AND ATTENBOROUGH FIELDS AND A DETACHED DOUBLE GARAGE TO THE REAR. ACCOMMODATION COMPRISES: ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, THREE BEDROOMS AND FAMILY BATHROOM together with gas central heating, part double glazing, gardens to the front and rear. Situated in a residential location with easy access to local shops, schools and amenities and Bushey Station (Euston Line) . NO UPPER CHAIN, VIEWING RECOMMENDED.

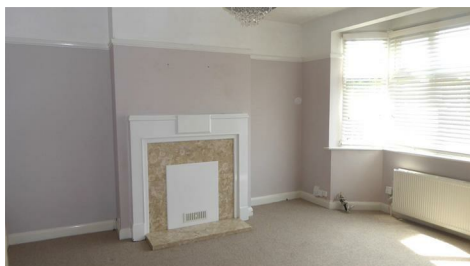
- Entrance hall
- Kitchen/dining room
- Family bathroom
- Double garage to rear
- Lounge
- Three bedrooms
- Gas central heating
- Gardens

ENTRANCE HALL

Hardwood entrance door, stairs to first floor, under stairs storage cupboard, laminate flooring and frosted window to front.

LOUNGE

14'3" x 12'1"



Feature fireplace with marble inserts and hearth, picture rails and double glazed bay window to front.

DINING ROOM

13'6" x 10'7"



Double glazed patio door to garden. Opening to kitchen.

KITCHEN

10'6" x 8'2"



Range of wall and base units, stainless steel sink unit, spaces for electric cooker, washing machine, dishwasher, fridge and freezer. Part

tilled walls, laminate flooring. wall mounted gas boiler concealed within cupboard and double glazed window to rear.

KITCHEN/DINING VIEW



FIRST FLOOR

Landing - access to loft space and window to side.

BEDROOM ONE

14'9" x 9'6" to wardrobes



Built in wardrobe and airing cupboard housing hot water tank, picture rails and double glazed bay window to front.

BEDROOM TWO

13'8" x 10'9"



Picture rails, double glazed window to rear with views to Attenborough Fields and Oxhey Green.

BEDROOM THREE

13'8" x 7'



Picture rails, laminate flooring and double glazed window to front.

BATHROOM



Panelled bath, independent shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, laminate flooring and double glazed frosted window to rear.

OUTSIDE



Rear garden extends to approximately 120ft, paved patio, decked patio, lawn flower borders, side pedestrian access. Detached double width garage approached via rear.

ENERGY EFFICIENCY RATING

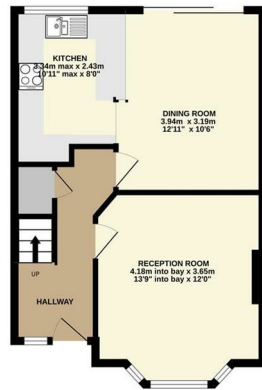
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COUNCIL TAX BAND

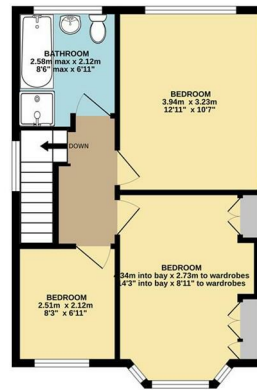
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GROUND FLOOR
42.3 sq.m. (455 sq.ft.) approx.



1ST FLOOR
43.2 sq.m. (465 sq.ft.) approx.



LOWER PADDOCK RD

TOTAL FLOOR AREA: 85.5 sq.m. (920 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, spaces, rooms and any other items are approximate and no responsibility is taken for any errors. Prospective purchasers are advised to verify the accuracy of the figures and measurements by their own means. The services, systems and appliances shown have not been tested and no guarantee as to their accuracy or efficiency can be given.

Made with Metaplan 12/2004

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.