



45a Villiers Road, Oxhey Village, WD19 4AL
£599,950 Freehold



AN END OF TERRACE HOUSE IN NEED OF MODERNISATION WITH SCOPE TO EXTEND (spp) AND HAS SPACIOUS ACCOMODATION COMPRISING, ENTRANCE PORCH AND HALL, TWO RECEPTION ROOMS, KITCHEN, THREE BEDROOMS AND BATHROOM, (ALL OFF LANDING). Together with gas central heating, double glazing and a 90ft rear garden. Situated in a conservation area in the heart of Oxhey Village within a short walk of Bushey Station (Euston Line), local shops, schools and Attenborough Fields. VIEWING RECOMMENDED. NO CHAIN.

- Entrance porch and hall
- Kitchen
- Bathroom
- Gas central heating
- Two reception rooms
- Three bedrooms
- Garden
- Double glazing

ENTRANCE PORCH

Double opening doors, glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor.

LOUNGE

13'4" x 11'0"



Feature fireplace with tiled hearth and surround, gas fire, cornicing, double galzed sash bay windows to front.

DINING ROOM

13'0" x 11'4"



Feature tiled fireplace with ornamental coal effect fire, serving hatch to kitchen, wal llight points, double glazed window to rear. door to lobby.

DINING ROOM VIEW



LOBBY

Understairs storage cupboard, opening to kitchen.

KITCHEN

11'0" x 9'2"



Range of wall and base units, stainless steel sink unit, built in larder cupboard, spaces for gas cooker and fridge/freezer, wall mounted gas boiler, part tiled walls, tiled floor, double glazed window to side, double glazed door to outside.

FIRST FLOOR

Landing, access to loft space, built in airing cupboard.

BEDROOM ONE

14'1" x 13'7"



Range of wardrobes, double glazed sash bay window to front.

BEDROOM TWO

12'9" x 9'0"



Double glazed window to rear.

BEDROOM THREE

9'6" x 7'5"



Wardrobe, double glazed window to rear.

BATHROOM



Panelled bath, wall mounted wash hand basin, part tiled walls, extractor fan, double glazed frosted window to side.

SEPARATE WC

Low level w.c., doube glazed window to side.

OUTSIDE



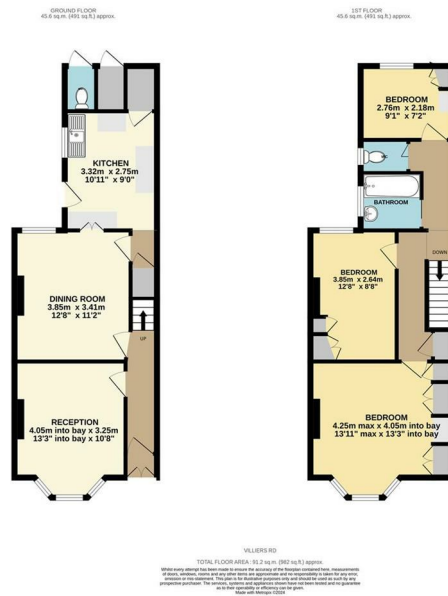
Southerly rear garden extends to approx 90ft, lawn, flower borders, garden shed and greenhouse, side pedestrian access. Outside wc. Outside storage cupboard. Front: Paved garden.

ENERGY EFFICIENCY RATING

D

COUNCIL TAX BAND

D



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.