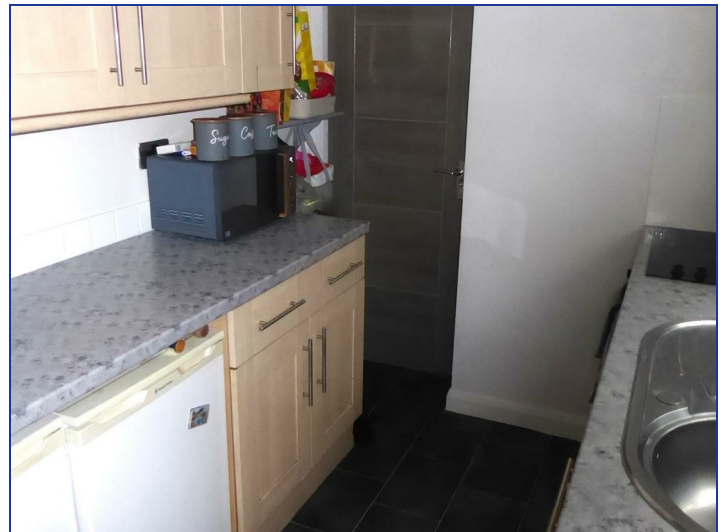




38 Pinner Road, Oxhey Village, WD19 4ED
£375,000 Freehold



AN END OF TERRACE COTTAGE with accommodation comprising **LOUNGE/DINING ROOM, KITCHEN, CLOAKROOM, TWO DOUBLE BEDROOMS AND BATHROOM** together with gas central heating, double glazing and a **COURTYARD GARDEN**. Situated in a residential location in Oxhey Village within walking distance of Bushey Station (Euston Line) and close to shops, schools and amenities. **NO CHAIN.**

- Lounge/dining room
- Two double bedrooms
- Gas central heating
- Courtyard garden
- Kitchen, cloakroom
- Bathroom
- Double glazing
- No chain

GROUND FLOOR

Entrance door to;

LOUNGE/DINING ROOM

25'0" x 11'3"



Feature open fireplace with marble insert and hearth, wooden mantel and surround, staircase to first floor, under stairs storage cupboards, laminate flooring, double glazed bay window to front, double glazed door to garden and door to kitchen.

LOUNGE/DINING VIEW

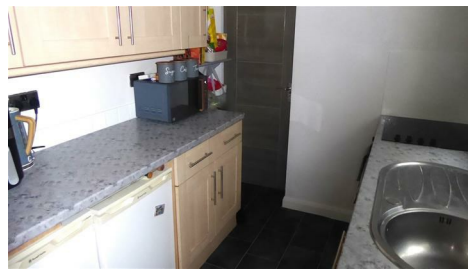


LOUNGE VIEW



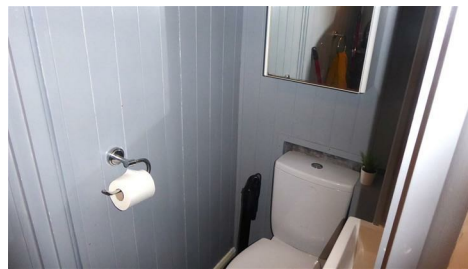
KITCHEN

7'9" x 7'0"



Comprising circular stainless steel sink unit, range of wall and base units, spaces for washing machine, fridge and freezer, four ring electric hob, oven below, part tiled walls, tiled floor and double glazed window to side. Door to cloakroom.

CLOAKROOM



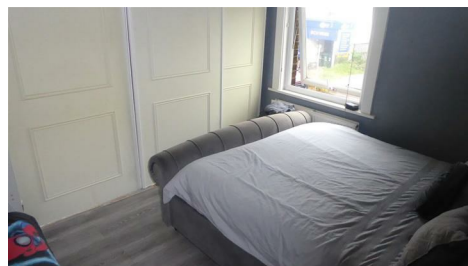
Comprising low level WC, wall mounted wash hand basin, laminate flooring, extractor fan and inset spotlights.

FIRST FLOOR

Landing - access to loft space.

BEDROOM ONE

10'4" x 9'9" to wardrobes



Range of wardrobes, laminate flooring, double glazed window to front.

BEDROOM TWO

12'0" x 9'0"

Built in wardrobe and storage cupboard, laminate flooring, double glazed window to rear, door to bathroom.

BATHROOM



White suite comprising panelled bath with shower curtain and rail, low level WC, pedestal wash hand basin, part tiled walls, laminate flooring, double glazed frosted window to side, built in cupboard housing gas boiler.

OUTSIDE



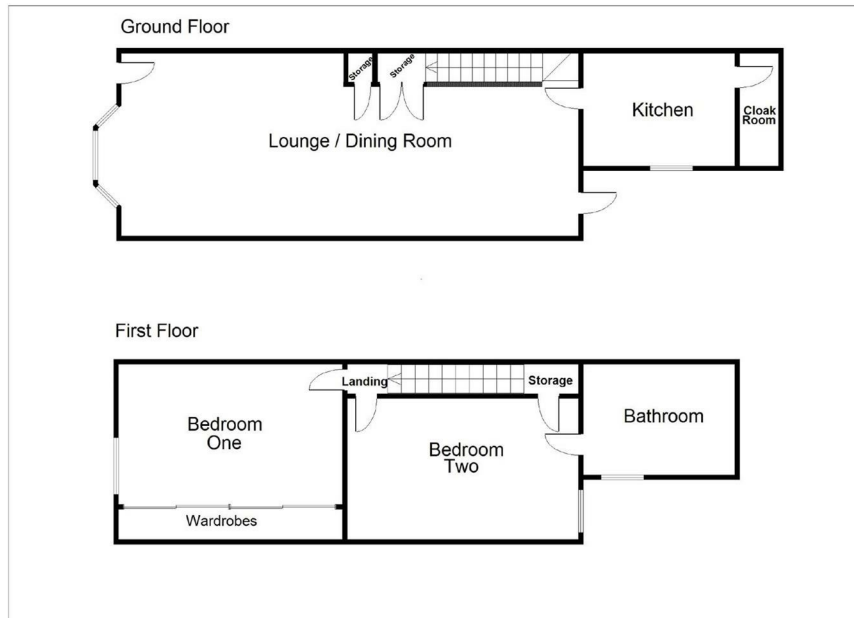
Rear garden extends to approximately 30ft, paved patio area and pedestrian access.

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.