



## 36 Bucks Avenue, Oxhey, WD19 4AS Offers In The Region Of £1,350,000



- Entrance hall, cloakroom
- Annexe, lounge, bedroom, kitchen and shower room
- Beautiful 150ft rear garden
- Lounge, open plan kitchen, family and dining areas
- Gas central heating, double glazing
- Carriage drive

**A STUNNING DETACHED FAMILY HOME THAT HAS BEEN SKILLFULLY EXTENDED TO PROVIDE SPACIOUS ACCOMMODATION INCLUDING AN ANNEXE, THAT HAS A LOUNGE, BEDROOM, KITCHEN AND SHOWER ROOM. FURTHER ACCOMMODATION COMPRISES, ENTRANCE HALL, CLOAKROOM, LOUNGE, OPEN PLAN KITCHEN, DINING AND FAMILY AREAS, FOUR BEDROOMS AND TWO BATHROOMS. BEAUTIFUL REAR GARDEN AND CARRIAGE DRIVEWAY PROVIDING OFF STREET PARKING. Situated in a prestigious road in Oxhey with only a short walk to Bushey Station (Euston Line), local shops and amenities and Attenborough Fields. INTERNAL VIEWING RECOMMENDED.**

### ENTRANCE HALL



Double glazed entrance door with stained glass windows, built in coats cupboard, stairs to first floor, understairs storage cupboard, Karndean flooring, double glazed window to front.

### CLOAKROOM

Pedestal wash hand basin, low level w.c., Karndean flooring, double glazed frosted window to front.

### LIVING ROOM

19'9" x 12'2"



Feature gas coal effect fire (currently not connected) with mantel and surround, built in storage cupboard to alcove with display shelving above. wall light points, double glazed bay windows and french doors to kitchen/ family room, double glazed windows to front.

### LIVING ROOM VIEW



### ANNEXE BEDROOM

11'2" x 7'9"



Double glazed frosted window to side.

### ANNEXE KITCHEN/UTILITY

8'1" x 7'5"



Range of wall and base units, inset butler sink, space for washing machine, built in cupboard housing wall mounted gas boiler, inset spotlights, part tiled walls, double glazed window to front.

### ANNEXE LIVING ROOM

13' x 9'1"



Inset spotlights, underfloor heating, electric skylight windows with electric blinds, double glazed french doors to garden.

### ANNEX SHOWER ROOM



Shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, towel rail radiator.

**KITCHEN**

22' x 18'4"



Extensive range of wall and base units, inset butler sink, granite work top surfaces, five ring gas hob, extractor hood, oven and grill within housing, large fridge/freezer, island unit with range of storage units, and integrated dishwasher, part tiled walls, inset spotlights, electric skylights with electric blinds, Karndean flooring with underfloor heating. Double glazed bi fold doors to garden.

**KITCHEN VIEW 1**



**KITCHEN VIEW 2**



**KITCHEN/FAMILY ROOM**



**KITCHEN/FAMILY ROOM VIEW**



**DINING ROOM**

12'6" x 10'10"



Open brick chimney breast with log burning stove, tiled hearth.

**FIRST FLOOR**



Landing, access to loft space, double glazed window to front.

**BEDROOM ONE**

14'2" x 12'



Range of wardrobes, wall lightpoints, double glazed bay window to rear, door to ensuite shower room.

**BEDROOM ONE VIEW**



**EN SUITE SHOWER ROOM**



Shower cubicle, pedestal wash hand basin, low level w.c, towel rail radiator, part tiled walls, laminate flooring, inset spotlights, double glazed window to front.

**BEDROOM TWO**

12'7" x 10'10"



Feature fireplace, built in wardrobe, double glazed window to rear.

**BEDROOM TWO VIEW**



**BEDROOM THREE**

11' x 8'2"

Double aspect with double glazed windows to side and rear, laminate flooring.

## BEDROOM FOUR

12'11" x 8'5"



Built in wardrobes, built in cupboard housing hot water tank, double glazed windows to side.

## FAMILY BATHROOM



P shaped bath with separate shower over, pedestal wash hand basin, low level w.c., towel rail radiator, laminate flooring. double glazed frosted window to front.

## GARDEN



Rear garden extends to approx 150 ft, large paved patio area, steps down to lawn, variety of mature trees and shrubs, flower borders, garden sheds, pergola, garden pond, outside water tap and lighting.

Front: Carriage driveway providing off street parking, raised flower beds.

## GARDEN VIEW



## REAR VIEW



## GARDEN PLAY AREA



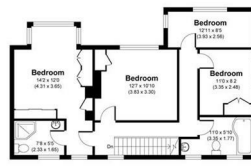
## ENERGY EFFICIENCY RATING

D

## COUNCIL TAX BAND

F





First Floor



Ground Floor

Bucks Avenue, WD19

APPROXIMATE GROSS INTERNAL AREA 1993 SQ FT / 185.17 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.