



56 Villiers Road, Oxhey Village, WD19 4AJ
£725,000 Freehold



A MID TERRACE HOUSE OFFERED IN EXCELLENT DECORATIVE ORDER WITH SPACIOUS ACCOMMODATION. FEATURES INCLUDE WORKING FIREPLACE, DOUBLE GLAZED SASH WINDOWS AND OFF STREET PARKING. ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, THREE BEDROOMS AND BATHROOM, together with gas central heating, double glazing, SUMMER HOUSE AND OFF STREET PARKING. Situated in a conservation area in the heart of Oxhey Village with only a short walk to Bushey Station (Euston Line), local shops, schools and Attenborough Fields. INTERNAL VIEWING RECOMMENDED.

ENTRANCE HALL

Hardwood entrance door, stairs to first floor, understairs storage area, oak flooring.

CLOAKROOM

Low level w.c., wall mounted wash hand basin, oak flooring.

LOUNGE

13'3" x 12'1"

Feature working fireplace, wooden mantel and surround, dado rails, oak flooring, double glazed sash bay windows to front, opening to dining room.

LOUNGE VIEW



LOUNGE/DINING ROOM VIEW



DINING ROOM

11'7" x 10'6"



Dado rails, oak flooring, opening to kitchen.

KITCHEN

14'2" x 13'0"



Range of wall and base units, enamel sink unit, washing machine, dishwasher, large fridge/freezer and range style cooker, wine cooler (all to be included), extractor hood, island unit incorporating further storage units, wall mounted gas boiler concealed within cupboard, inset spotlights, tiled floor, double glazed window with views to the garden, double glazed french doors to garden.

KITCHEN VIEW



FIRST FLOOR

Landing, velux window.

BEDROOM ONE

15'4" x 11'0"



Feature cast iron fireplace, wooden mantel and surround, double glazed sash window to front.

BEDROOM ONE VIEW



BEDROOM TWO

15'2" x 10'8"



Double glazed window to rear.

BEDROOM TWO VIEW



BATHROOM



GARDEN VIEW



BEDROOM THREE

9'5" x 4'3"



Laminate flooring, double glazed window to rear.

Comprising panelled bath, wall mounted washhand basin, low level w.c, shower cubicle, built in airing cupboard housing hot water tank, towel rail radiator, tiled walls and floor, extractor fan, inset spotlights, velux window.

GARDEN



Rear garden extends to approx 60ft, paved patio area, steps up to further decked patios.

SUMMER HOUSE

13'0" x 13'0"



Power and light.

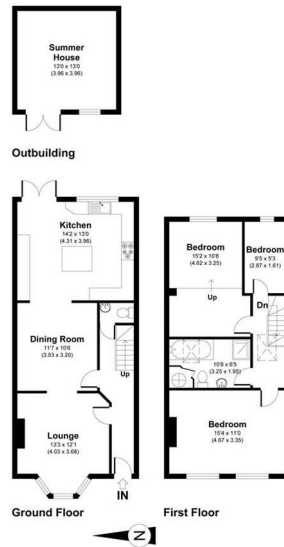
ENERGY EFFICIENCY RATING

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COUNCIL TAX BAND

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Villiers Road, WD19

APPROXIMATE GROSS INTERNAL AREA 1239 SQ FT / 115.15 SQ M INC. OUTBUILDING
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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.