



64 Grover Road, Oxhey Village, WD19 4HJ
£450,000 Freehold



A MID TERRACE HOUSE OFFERED IN EXCELLENT DECORATIVE ORDER, WITH SPACIOUS ACCOMMODATION COMPRISING, LOUNGE, DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, TWO BATHROOMS AND A CONVERTED LOFT SPACE. Together with gas central heating, double glazing and paved rear garden. Situated in a residential location with only a short walk to Bushey Station (Euston Line), local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED. NO CHAIN.

LOUNGE

13'4" x 11'2"



Entrance door, feature log burning stove, wood flooring, double glazed bay window with blinds to front. Opening to dining room.

LOUNGE VIEW



DINING ROOM

13'5" x 11'1"



Stairs to first floor, wood flooring, double glazed door to garden, opening to kitchen.

DINING VIEW



KITCHEN

12'2" x 6'10"



Extensive range of wall and base units, five ring gas hob, gas oven, stainless steel extractor hood, integrated dishwasher, fridge and freezer, washing machine, wall mounted gas boiler concealed within cupboard, inset spotlights, tiled walls and floor, double glazed window to side, opening to lobby.

KITCHEN VIEW



LOBBY

Built in storage cupboard, tiled floor, double glazed door to garden, door to bathroom.

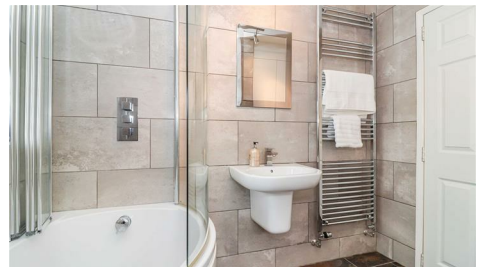
BATHROOM

8'0" x 6'6"



P shape bath, separate shower over, shower screen, low level w.c., wall mounted wash hand basin, towel rail radiator, built in cupboard housing water tank, extractor fan, tiled walls and floor, double aspect with double glazed frosted windows to side and rear.

BATHROOM VIEW



FIRST FLOOR

Landing.

BEDROOM ONE

11'2" x 10'0"



Cupboard with concealed access to loft space, wood flooring.

BEDROOM ONE VIEW



SHOWER ROOM

8'0" x 6'10"



Shower cubicle, low level w.c., wall mounted wash hand basin, towel rail radiator, tiled walls and floor, inset spotlights, double glazed frosted window to side.

LOFT SPACE

12'6" x 11'0"



Velux window, eaves storage.

OUTSIDE



Paved rear garden extends to approx 40ft, paved patio, garden shed, rear pedestrian access.

ENERGY EFFICIENCY RATING

D

COUNCIL TAX BAND

D

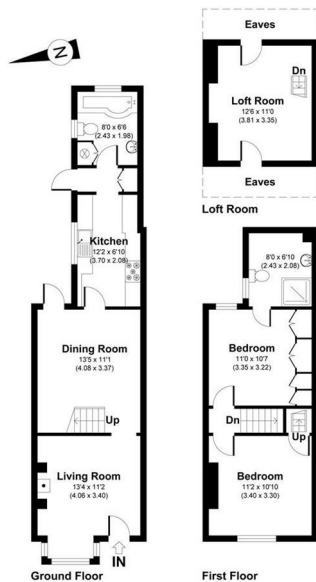
BEDROOM TWO

11'0" x 10'7"



Range of wardrobes, wood flooring, double glazed window to rear, door to shower room.





Grover Road, WD19
APPROXIMATE GROSS INTERNAL AREA 199 SQ FT / 22.27 SQ M INC. LOFT ROOM
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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.