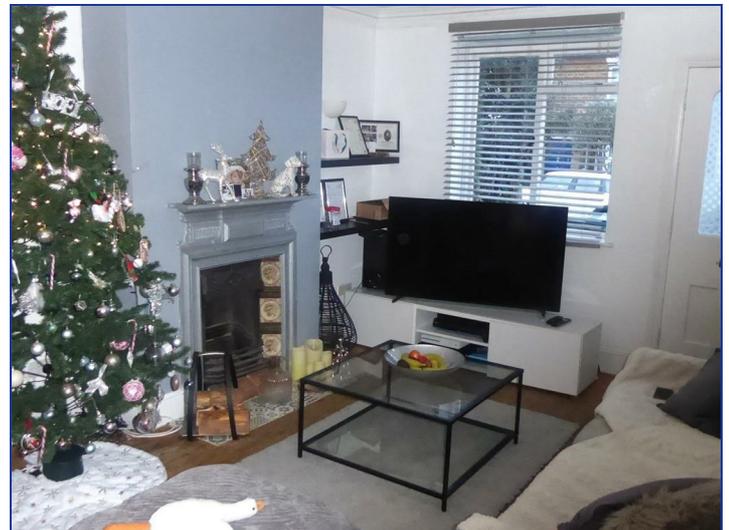




26 Villiers Road, Oxhey Village, WD19 4AH
£450,000 Freehold



A MID TERRACE COTTAGE IN NEED OF SOME UPDATING WITH NO CHAIN AND ACCOMODATION COMPRISING, LOUNGE/DINER, KITCHEN, UTILITY AREA, TWO BEDROOMS AND BATHROOM OFF LANDING. Together with gas central heating, part double glazing and a long rear garden. Situated in a residential area in a Conservation area within Oxhey Village, with only a short walk to Bushey Station (Euston Line), local shops, schools and Attenborough Fields.

- Lounge/dining room
- Two bedrooms
- Gas central heating
- Long rear garden
- Kitchen plus utility area
- Bathroom off landing
- Part double glazing
- No chain

LOUNGE/DINING ROOM
24'4" x 11'7"



Feature fireplace with ceramic tiled inserts and hearth, uplighters, corning, wood flooring, spiral staircase, windows to front and rear, opening to kitchen.

LOUNGE VIEW 1



LOUNGE VIEW 2



KITCHEN
11'9" x 5'0"



Range of wall and base units, stainless steel sink unit, four ring gas hob, oven below, stainless steel extractor hood, tiled floor, window to side, opening to lobby.

KITCHEN VIEW



LOBBY
Space for fridge/freezer, wall mounted gas boiler, doors to utility area and garden.

UTILITY AREA



Space for washing machine, wall mounted wash hand basin, double glazed window to rear.

FIRST FLOOR

Landing, access to loft space.

BEDROOM ONE
12'7" x 11'10"



Feature cast iron fireplace, double glazed window to front.

BEDROOM TWO

12'1" x 9'4" narrows to 6'3"



L shaped, window to rear.

BATHROOM

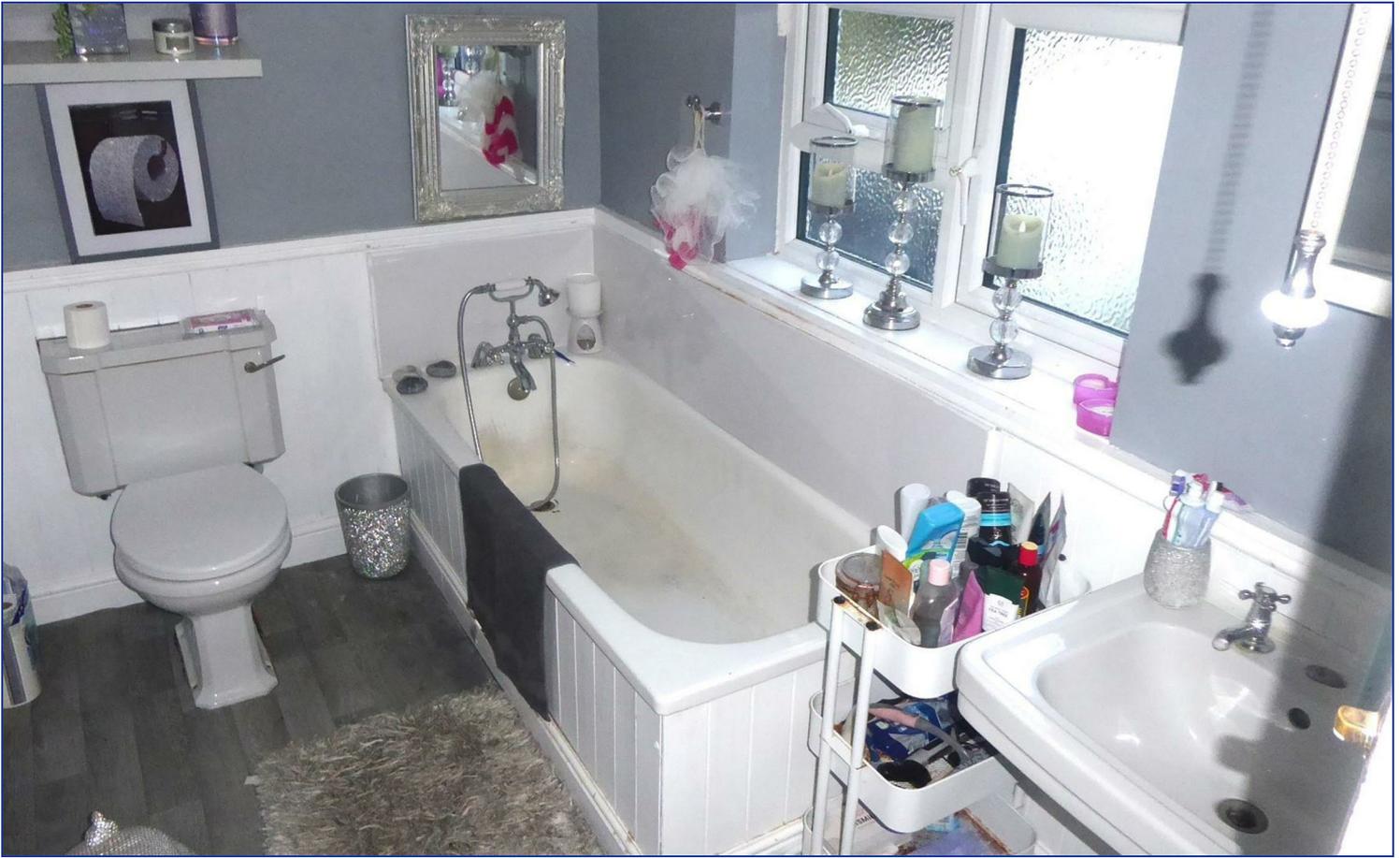


Panelled bath, pedestal wash hand basin, low level w.c., laminate flooring, double glazed frosted window to side.

OUTSIDE



Rear garden extends to approx 120ft, astro turf, garden shed.



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.