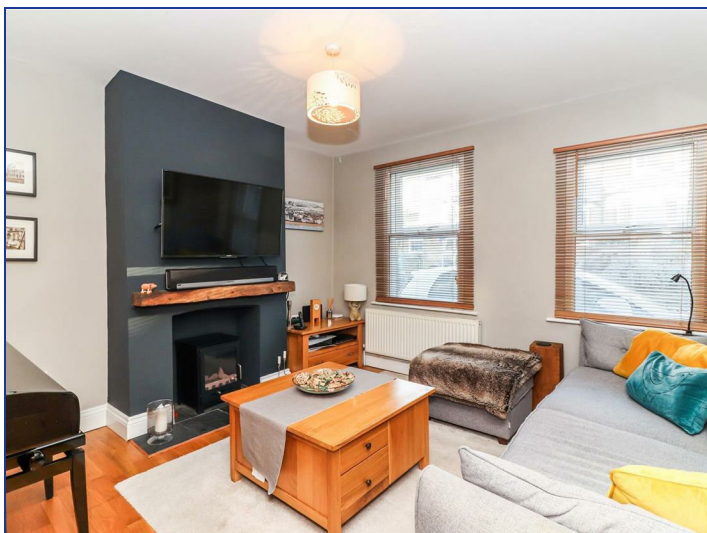




109 Pinner Road, Oxhey Village, WD19 4EJ
£459,950 Freehold



AN END OF TERRACE COTTAGE OFFERED IN EXCELLENT DECORATIVE ORDER WITH SPACIOUS ACCOMMODATION COMPRISING, LOUNGE, DINING ROOM, KITCHEN, TWO BEDROOMS, A SHOWER ROOM OFF LANDING. REAR GARDEN WITH A SUMMER HOUSE AND OFF STREET PARKING. GAS CENTRAL HEATING, DOUBLE GLAZING, NO CHAIN. Situated in a residential locaton in Oxhey Village with a very short walk to Bushey Station (Euston Line), local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED.

ENTRANCE LOBBY

Entrance door, stairs to first floor.

LOUNGE

11'1" x 10'8"



Feature open fireplace, wood flooring, double glazed windows with secondary gazing to front.

LOUNGE VIEW



DINING ROOM

12'1" x 11'1"



Feature fireplace with electric fire, wood flooring, double glazed window to rear, opening to kitchen.

DINING ROOM VIEW



KITCHEN

15'1" x 6'4"



Range of wall and base units, stainless steel sink unit, four ring stainless steel gas hob, stainless steel extractor hood, oven, wall mounted gas boiler concealed within cupboard, washing machine and dishwasher (to be included) , space for fridge/freezer, part tiled walls, tiled floor, double glazed windows to side, double glazed door to garden.

KITCHEN VIEW



FIRST FLOOR

Landing, range of wardrobes.

BEDROOM ONE

11'1" x 10'8"



Built in wardrobe, double glazed window to front with secondary glazing.

BEDROOM ONE VIEW



BEDROOM TWO

9'7" x 7'4"



Built in wardrobe, double glazed window to rear.

SHOWER ROOM

7'8" x 6'4"



Walk in shower cubicle, wash hand basin with vanity unit, low level w.c., with concealed cistern, towel rail radiator, part tiled walls, tiled floor, double glazed frosted window to side.

SHOWER ROOM VIEW



OUTSIDE



Rear garden extends to approx 60ft, paved areas, garden shed, pedestrian right of way.
Front, off street parking.

SUMMER HOUSE/ OFFICE

10'9" x 8'8"

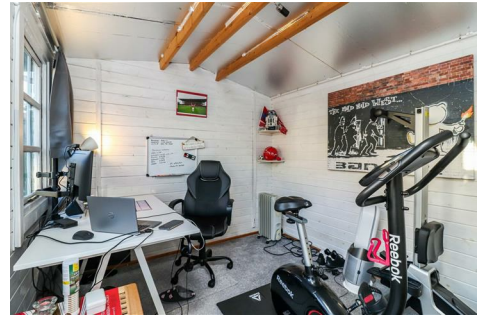


Power and light, double glazed window and doors.

REAR VIEW



SUMMER HOUSE INTERIOR



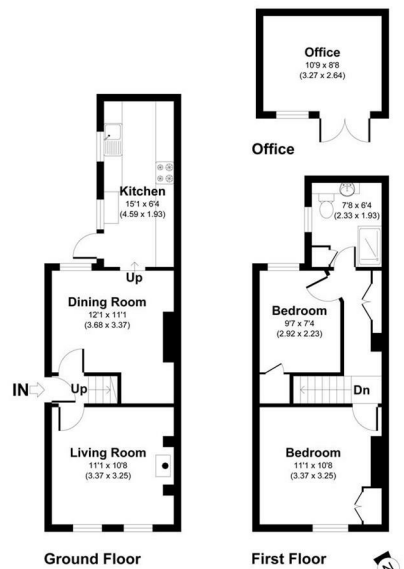
ENERGY EFFICIENCY RATING

D

COUNCIL TAX BAND

D





Pinner Road, WD19
APPROXIMATE GROSS INTERNAL AREA 761 SQ FT / 69.76 SQ M INC. OFFICE
FRIENDS: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT THE MAGE TALKER LTD. 2024

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.