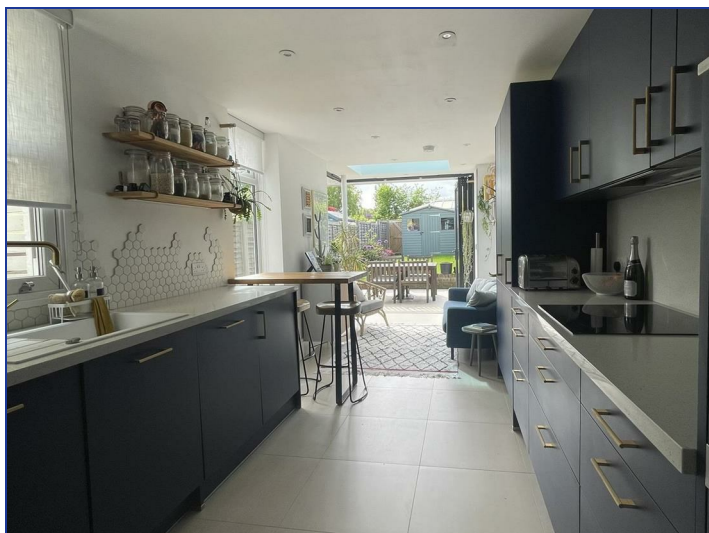




6 Field Road, Oxhey Village, WD19 4DR

£720,000 Freehold



- Entrance hall
- Extended Kitchen/Breakfast room
- Modern Bathroom
- Double glazing
- Two reception rooms
- Three double bedrooms
- Gas central heating
- Lovely Garden

A SUPER TERRACED FAMILY HOME SITUATED IN THE HEART OF OXHEY VILLAGE being within easy WALKING DISTANCE OF LOCAL SHOPPING AND TRANSPORT FACILITIES INCLUDING BUSHEY STATION (EUSTON 18 MINUTES) and a CHOICE OF EXCELLENT LOCAL SCHOOLS. The property offers GENEROUS ACCOMMODATION WITH TWO RECEPTION ROOMS, CLOAKROOM, EXTENDED KITCHEN/BREAKFAST ROOM, THREE DOUBLE BEDROOMS, LOVELY FAMILY BATHROOM AND REAR GARDEN. INTERNAL VIEWING RECOMMENDED.

ENTRANCE HALL



Double glazed entrance door, wood flooring and stairs to first floor.

LOUNGE

13'6 into bay x 11'



Upright column radiator. wood flooring and feature fireplace with log burner.

DINING ROOM

13' x 11'6"



Ornate column radiator, wood flooring, under stairs cupboard and double glazed doors to garden. Opening to Kitchen.

DINING VIEW



CLOAKROOM

Low level WC with wash hand basin, inset spotlights and extractor fan

KITCHEN/BREAKFAST ROOM

26' x 9'1"



Extensive range of wall and base units with worktop surfaces including induction hob and inset sink. Integrated double oven with warming drawer and combi microwave. Space for large fridge/freezer. Integrated dishwasher and washing machine. Inset spotlights and tiled floor with underfloor heating.

KITCHEN VIEW ONE



SUN ROOM

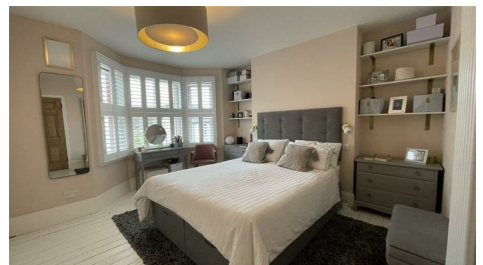


LANDING

Built in storage cupboard. Access to loft with fitted sliding ladder.

BEDROOM ONE

13'5" x 12'1"



Range of wardrobes to one wall, wood flooring and upright column radiator.

BEDROOM VIEW



BEDROOM THREE

10'6" x 9'



Column radiator and double glazed sash window to rear

BEDROOM TWO

12'6" x 8'4"



Column radiator and double glazed sash window to rear.

BATHROOM



Tiled panelled bath with mixer taps and shower screen, wash hand basin, low level WC, extractor fan, fully tiled, inset spotlights, towel rail radiator and underfloor heating.

OUTSIDE



Rear garden extends to approximately 55ft with paved patio and lawn area. Large shed, outside lighting and rear access.

OUTSIDE VIEW



COUNCIL TAX BAND

D

ENERGY EFFICIENCY RATING

D





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.