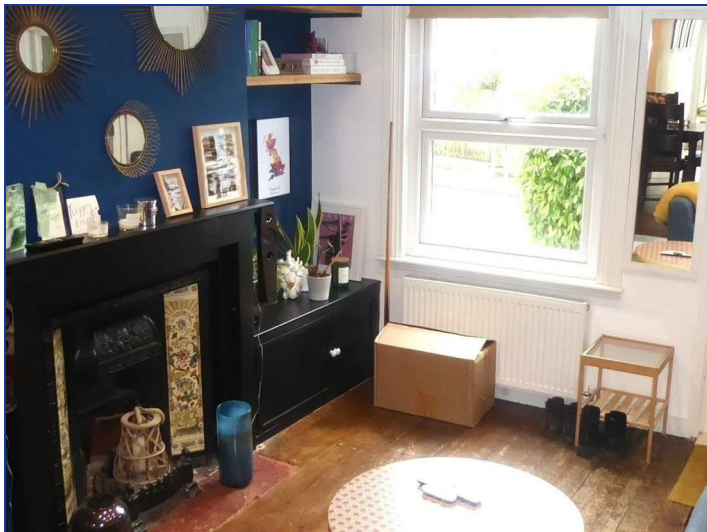




**102 Pinner Road, Oxhey Village, WD19 4EH**  
**£385,000 Freehold**





**A MID TERRACED HOUSE WITH SPACIOUS ACCOMMODATION COMPRISING , SPLIT LEVEL LOUNGE/DINING ROOM, KITCHEN, BATHROOM, TWO BEDROOMS, GAS CENTRAL HEATING, DOUBLE GLAZING, AND A LONG GARDEN. Situated in Oxhey Village within a short walk of Bushey Station (Euston 20 minutes), Attenborough Fields, local shops and amenities. NO UPPER CHAIN.**

- Lounge/Dining room
- Bathroom
- Gas central heating
- Long rear garden.
- Kitchen
- Two double bedrooms
- Double glazing
- No chain

#### GROUND FLOOR

Entrance door to;

#### LOUNGE/DINING ROOM

23'8" x 11'3"



Split level, wood flooring, feature cast iron fireplace with ceramic tiled inserts, mantel and surround, stairs to first floor, inset spotlights, opening to kitchen, double glazed window to front.

#### LOUNGE VIEW 1



#### LOUNGE VIEW 2



#### LOUNGE VIEW 3



#### KITCHEN

12'0" x 9'0"



Comprising single bowl sink unit, range of wall and base units with work tops, centre island with built in hob, extractor hood over and cupboards below, double oven, washing machine, dishwasher, fridge/freezer and microwave. Inset spotlights, part tiled walls and skylight. Door to bathroom. Double glazed door to garden.

#### BATHROOM



White suite with P shaped bath, mixer taps and shower attachment, wash hand basin with vanity unit, low level w.c. , tiled floor and walls, inset spotlights, extractor fan , double aspect with double glazed frosted windows.

#### FIRST FLOOR

Landing, access to loft.

#### BEDROOM ONE

12'0" x 11'3"



Feature cast iron fireplace, built in wardrobes. Double glazed window to front.

#### BEDROOM TWO

11'0" x 8'8"



Built in storage cupboard, double glazed window to rear.

#### OUTSIDE



Rear garden extends to over 100ft with decked area, patio, lawn and garden shed.

#### ENERGY EFFICIENCY RATING

D

#### COUNCIL TAX BAND

C



**PINNER RD**  
TOTAL FLOOR AREA: 82.7 sqm (889 sq ft) approx.  
All measurements are taken to the internal face of the walls and are approximate. The actual measurements may vary slightly. The floor area is for guidance only and should not be relied upon for legal purposes. The floor area is for guidance only and should not be relied upon for legal purposes. The floor area is for guidance only and should not be relied upon for legal purposes.

#### 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.