



74 Cherry Hills, South Oxhey, WD19 6DL
£636,900 Freehold



A SEMI DETACHED HOUSE WHICH HAS BEEN EXTENDED TO BOTH GROUND AND FIRST FLOOR AND IS OFFERED IN EXCELLENT CONDITION THROUGHOUT. SPACIOUS ACCOMMODATION COMPRISING, ENTRANCE HALL, CLOAKROOM, LOUNGE, KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS AND TWO BATHROOMS. Together with triple glazed windows, gas central heating, log burning stove, beautiful rear garden with views overlooking park land, garage and own drive. Situated in a residential location with access to Carpenders Park Station, local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED. NO UPPER CHAIN.

ENTRANCE HALL



Double glazed entrance door, stairs to first floor, inset spotlights, walk in storage cupboard, wood flooring.

CLOAKROOM

Low level w.c., circular wash hand basin upon vanity unit, towel rail radiator, tiled walls and floor, concealed lighting, triple glazed frosted window to front.

BEDROOM FOUR

9'4" x 7'6"



Inset spotlights, wood flooring, triple glazed window to front.

LOUNGE

16'6" x 15'4"



Feature log burning stove, display shelving, double glazed doors to kitchen/breakfast room.

LOUNGE VIEW



KITCHEN/BREAKFAST ROOM

15'2" x 11'0"



Extensive range of wall and base units with wooden worktop surfaces, spaces for washing machine and dishwasher, integrated fridge/freezer, pull out larder cupboards, four ring electric hob, extractor hood, oven within housing, inset spotlights, wood flooring, velux windows, triple glazed windows, double glazed door to garden.

KITCHEN VIEW 2



KITCHEN VIEW 3



FIRST FLOOR

Landing, stairs to second floor.

BEDROOM TWO

15'4" x 9'11"



Extensive range of wardrobes, wood laminate flooring, triple glazed windows to rear.

BEDROOM 2 VIEW



BEDROOM THREE

15'5" x 7'11"

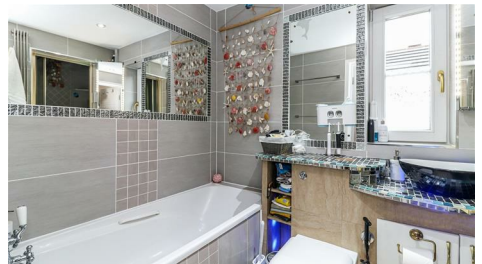


Range of wardrobes, concealed under stairs storage space, inset spotlights, triple glazed window to front.

BEDROOM THREE VIEW



BATHROOM



Ceramic tiled panelled bath, shower cubicle, circular wash hand basin upon ceramic tiled surface, low level w.c., with concealed cistern, tiled walls and floor, inset spotlights, triple glazed window to side.

SECOND FLOOR

BEDROOM ONE
17'10" x 15'1"



Eaves storage area, wall mounted gas boiler concealed within large storage cupboard, wood flooring, velux windows to front. triple glazed windows to rear, opening to shower room.

BEDROOM ONE VIEW



SHOWER ROOM



Shower steam unit, wash hand basin with vanity unit, low level w.c., with concealed cistern, wood laminate flooring, extractor fan, tiled walls.

OUTSIDE



Rear garden extends to approx 50ft, astro turf, feature garden pond with waterfall feature, rockery, flower beds, raised vegetable beds, pear and cherry trees, garden shed, greenhouse, irrigation system, outside lighting, pedestrian access to front.
Front: Garage, storage space housing water softener, block paved driveway providing off street parking, mature shrubs.

EXTERIOR VIEW



GARDEN VIEW 2



GARDEN VIEW 3



GARDEN VIEW 4



VIEW OF PARKLAND



EFFICIENCY RATING
C

COUNCIL TAX BAND
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.