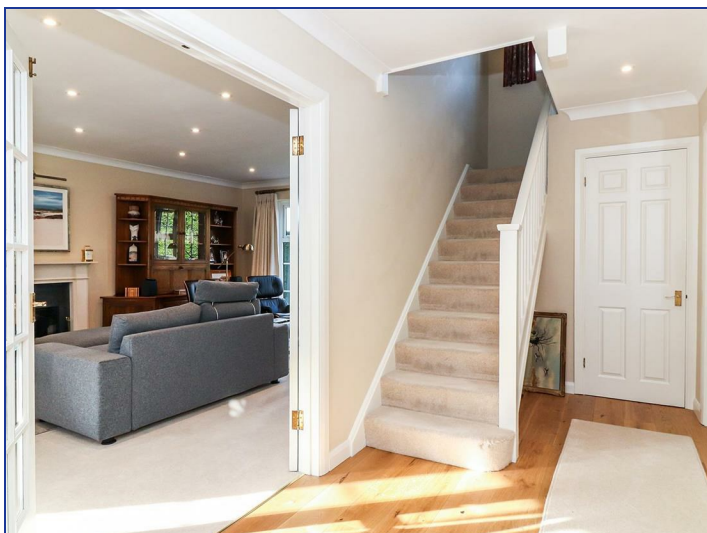




**28 Green Lane, Oxhey, WD19 4NJ**  
**£1,350,000 Freehold**



**AN EXTENDED DETACHED FAMILY HOME OFFERED IN IMMACULATE ORDER THROUGHOUT. ACCOMMODATION COMPRISES, ENTRANCE HALL, CLOAKROOM, FOUR RECEPTION ROOMS, LARGE SPACIOUS KITCHEN/BREAKFAST ROOM, UTILITY ROOM, FOUR BEDROOMS, FAMILY BATHROOM AND ENSUITE BATHROOM. THERE IS A BEAUTIFUL GARDEN TO THE REAR AND THE PROPERTY HAS A DOUBLE GARAGE WITH A CARRIAGE DRIVEWAY PROVIDING AMPLE OFF STREET PARKING FOR SEVERAL CARS. Situated in a sought after location in Green Lane within walking distance of Bushey Station (Euston Line), access to both M1 and M25 and within the catchment area for Watford Grammar Schools for girls and boys and Parimeters School. NO CHAIN. INTERNAL VIEWING RECOMMENDED.**

#### ENTRANCE HALL



Stairs to first floor, solid wood flooring.

#### CLOAKROOM

Comprising low level w.c., wall mounted wash hand basin with vanity unit, tiled walls and floor, uplighter, double glazed frosted window.

#### LOUNGE

23'11" x 12'11"



Feature limestone fireplace incorporating gas log burner, inset spotlights, double aspect with double glazed bay window to front, double glazed french doors to garden.

#### DINING ROOM

13'10" x 12'5"



Double glazed bay window to front, door to kitchen/breakfast room.

#### STUDY

12'4" x 9'2"

Inset spotlights, double glazed bay window with views overlooking the garden.

#### KITCHEN/BREAKFAST ROOM

24'11" x 17'2"



Extensive range of wall and base units, quartz work top surfaces, stainless steel sink, island unit incorporating additional storage with wine racks, range style cooker, large fridge/freezer, integrated dishwasher, inset spotlights, porcelain tiled floor, double aspect with double glazed windows to front and rear, double glazed door to front, double glazed door to conservatory.

#### KITCHEN VIEW ONE



#### KITCHEN VIEW TWO



#### UTILITY ROOM

Range of wall and base units, laminate worktop surfaces, water softener, wall mounted gas boiler concealed within cupboard, spaces for washing machine and tumble drier, porcelain tiled floor, double glazed window to rear.

#### CONSERVATORY

17'9" x 5'7"



Double glazed windows with views overlooking rear garden, double glazed french doors, porcelain tiled floor.

#### FIRST FLOOR



Split level landing, access to loft space, built in cupboard housing hot water cylinder, double glazed window to rear.

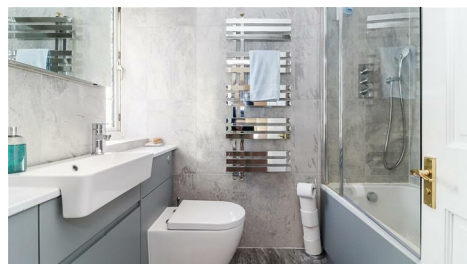
#### BEDROOM ONE

13'5" x 12'6"



Range of wardrobes, wall light points, double glazed windows to front, door to ensuite bathroom.

#### ENSUITE BATHROOM



Panelled bath with separate shower over, shower screen, low level w.c., with concealed cistern, wash hand basin with vanity unit, towel rail radiator, tiled walls and floor, inset spotlights, double glazed frosted window to front.

**BEDROOM TWO**  
12'10" x 10'1"



Wood laminate flooring, double glazed window to rear.

**BEDROOM THREE**  
11'0" x 9'5"



Range of wardrobes and storage, wood laminate flooring, double glazed window to front.

**BEDROOM FOUR**  
12'5" x 7'9"



Double glazed window to rear.

**FAMILY SHOWER ROOM**



Tiled shower cubicle, low level w.c., with concealed cistern, wash hand basin with vanity unit, towel rail radiator, tiled walls and floor, double glazed frosted window to front.

**OUTSIDE**



Rear garden extends to approx 80ft, large paved patio area, lawn, variety of mature trees and shrubs, flower borders, garden shed, outside water tap and lighting, side pedestrian access to front. Front: Gravelled and block paved carriage driveway providing access to garage and off street parking for several vehicles, Mature trees and shrubs.

**GARDEN REAR VIEW**



**GARDEN VIEW**



**GARAGE**

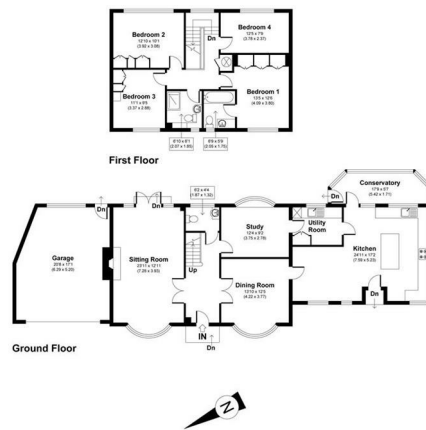
20'8" x 17'1"  
Double width garage with remote electric doors, power and light.

**ENERGY EFFICIENCY RATING**  
D

**COUNCIL TAX BAND**  
G

**FRONT VIEW**





Green Lane, WD19

APPROXIMATE GROSS INTERNAL AREA 2260 SQ FT / 209.94 SQ M INC. GARAGE.  
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#### 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.