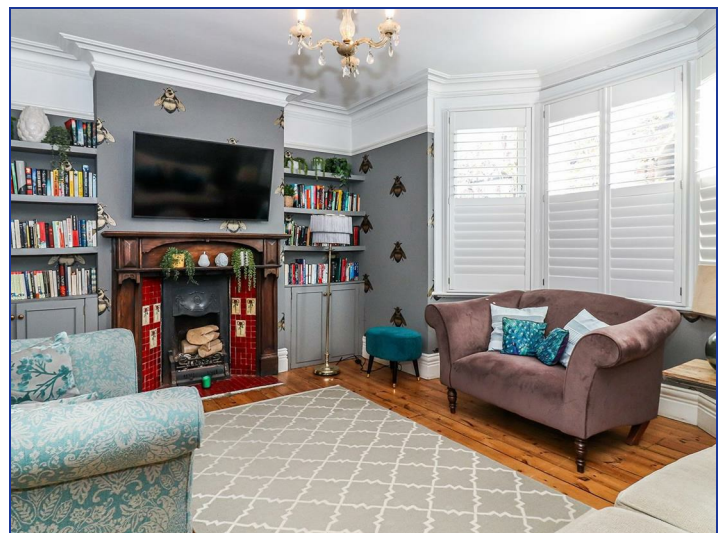




118 Oxhey Avenue, Oxhey Village, WD19 4HA

£995,000



- Entrance hall, cloakroom
- Kitchen/breakfast room
- Four double bedrooms
- Garden
- Two reception rooms
- Master bedroom suite
- Two bathrooms
- Off street parking

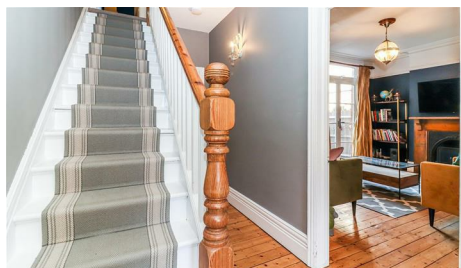
A SEMI DETACHED FAMILY HOME WHICH HAS MANY FEATURES INCLUDING STRIPPED DOORS AND VICTORIAN STYLE FIREPLACES. THE PROPERTY HAS BEEN EXTENDED TO PROVIDE SPACIOUS FAMILY ACCOMMODATION INCLUDING ENTRANCE HALL, TWO RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, CLOAKROOM, MASTER BEDROOM SUITE WITH DRESSING AREA AND ENSUITE BATHROOM, FOUR FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM. Together with gas central heating, double glazed sash windows, garden to the rear overlooking allotments and off street parking. Situated in Oxhey Village with only a short walk to Bushey Station (Euston Line), local shops, schools and amenities. INTERNAL VIEWING HIGHLY RECOMMENDED.

ENTRANCE HALL



Hardwood entrance door, stained glass windows, stairs to first floor, understairs storage cupboard, feature cornicing, corbels and stripped wood floor.

HALLWAY



LOUNGE



Feature open fireplace with ceramic

tiled inserts and hearth, wooden mantel and surround, built in storage cupboards with display shelving to alcoves, picture rails, cornicing, double glazed bay sash windows to front with shutter blinds.

FIREPLACE



RECEPTION TWO



Feature open fireplace, wooden mantel and surround, picture rails, cornicing, stripped wood flooring, double glazed french doors to the garden.

BREAKFAST AREA



Door to cloakroom, double glazed window to side, tiled floor, opening to kitchen.

BREAKFAST VIEW



CLOAKROOM

Low level WC, wall mounted wash hand basin, part tiled walls and extractor fan.

KITCHEN AREA



Range of wall and base units, inset butler sink, quartz work top surfaces, integrated dishwasher and washing machine, spaces for fridge/ freezer and range style cooker, tiled floor, double aspect with double glazed windows to side and rear. French doors to garden.

KITCHEN VIEW



FIRST FLOOR

Landing, built in cupboard housing water cylinder. Stairs to second floor.

BEDROOM TWO



Feature fireplace, mantel and surround, built in wardrobe, picture rails, double glazed sash bay window to front.

BEDROOM THREE



Feature fireplace, ceramic tiled inserts and hearth, mantel and surround, picture rails, double glazed sash window to rear.

BEDROOM FOUR



Feature fireplace, mantel and surround, picture rails, double glazed sash window to rear.

BEDROOM FIVE



Picture rails, double glazed sash window to rear.

BATHROOM



Roll top bath, separate shower over, shower screen, pedestal wash hand basin, low level WC, part tiled walls, antico flooring, double glazed frosted window to side.

SECOND FLOOR

Landing.

MASTER BEDROOM SUITE

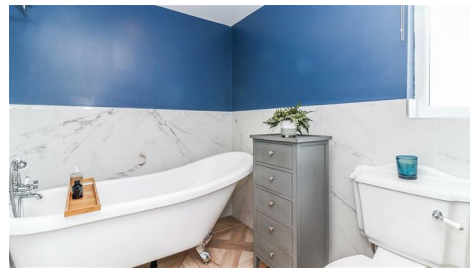


Eaves storage areas, inset spotlights, part panelled walls, double glazed window to rear, opening to dressing area. Door to ensuite bathroom.

MASTER VIEW



ENSUITE BATHROOM



Roll top bath, independent shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, antico flooring, towel radiator, extractor fan, double glazed frosted window to rear.

EN SUITE VIEW



OUTSIDE



Rear garden extends to approx 110ft, overlooking allotments at the rear, lawn, patio area, flower borders, mature trees and shrubs.
Front: Paved driveway providing off street parking, flower borders.

REAR VIEW



COUNCIL TAX BAND

F

ENERGY EFFICIENCY RATING

D

GARDEN VIEW





Oxhey Avenue, WD19

APPROXIMATE GROSS INTERNAL AREA 1888 SQ FT / 185.63 SQ M
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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.