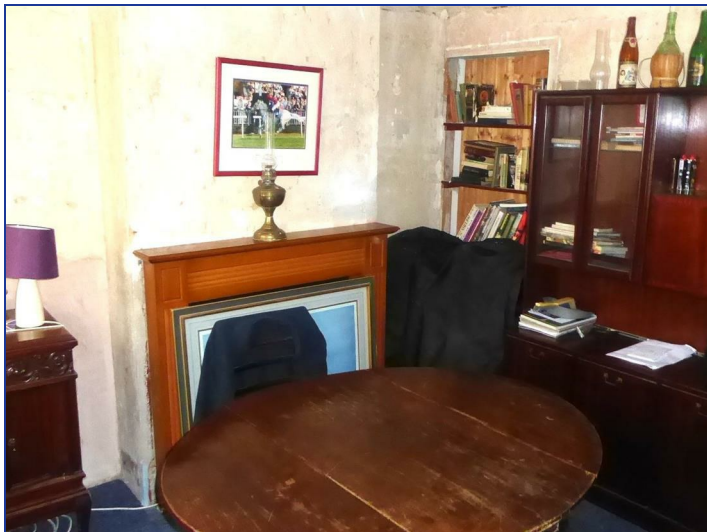




38 Grover Road, Oxhey Village, WD19 4HJ
£380,000 Freehold



A MID TERRACE HOUSE IN NEED OF MODERNISATION WITH ACCOMMODATION COMPRISING, TWO RECEPTION ROOMS, KITCHEN, DOWNSTAIRS BATHROOM, TWO DOUBLE BEDS AND THIRD ROOM WITH POTENTIAL FOR BATHROOM/NURSERY. Together with gas central heating, part double glazed and garden to the rear. Situated in a residential location in Oxhey Village with only a short walk to Bushey Station (Euston Line), local shops, schools and amenities. VIEWING RECOMMENDED.

- Two reception rooms
- Two bedrooms
- Gas central heating
- Garden
- Kitchen
- Bathroom
- Double glazing
- In need of modernisation

LOUNGE
12'1" x 10'6"



Hardwood door, feature fireplace with wooden mantel and surround and electric fire, double glazed bay window to front, opening to dining room.

LOUNGE VIEW



DINING ROOM
13'0" x 10'6"



Feature fireplace with electric fire, stairs to first floor, window to rear, door to kitchen.

DINING VIEW



KITCHEN
8'0" x 6'6"



Range of wall and base units, space for electric cooker, part tiled walls, tiled floor, window to side, door to lobby.

LOBBY
Double glazed door to garden, door to bathroom.

BATHROOM



Panelled bath, wash hand basin with vanity unit, low level wc with concealed cistern, tiled walls and floor, wall mounted water heater, window to rear.

LEAN TO
Space for washing machine, access to garden.

FIRST FLOOR

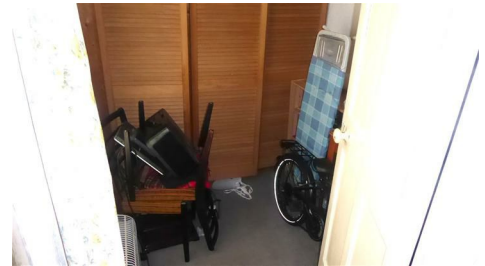
Landing.

BEDROOM ONE
10'7" x 10'6"



Built in cupboard with access to loft space, double glazed window to front.

NURSERY
6'3" to robes x 5'10"



Range of cupboards housing wall mounted gas boiler for central heating system, double glazed window to side.

BEDROOM TWO
10'9" x 10'6"



Double glazed window to rear, door to nursery.

OUTSIDE



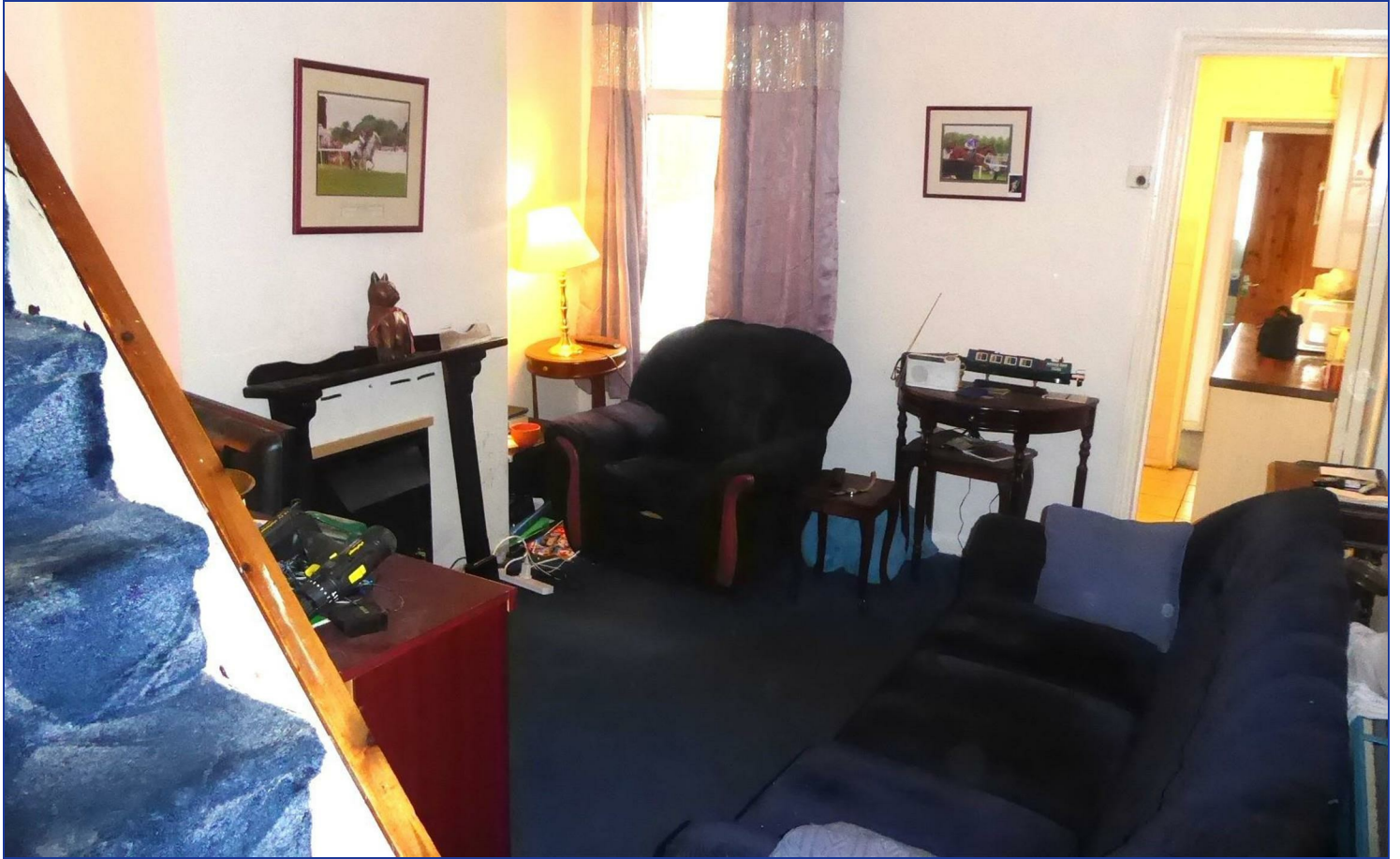
Rear garden extends to approx 40ft, garden shed, rear pedestrian access.

ENERGY EFFICIENCY RATING

D

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.