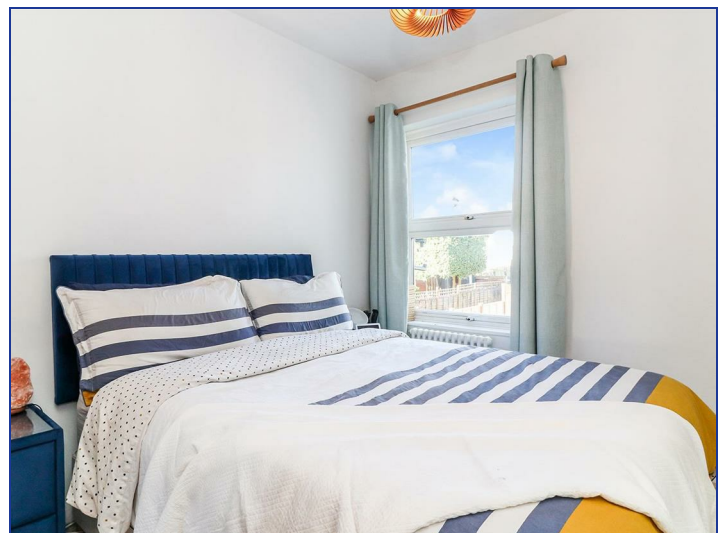




51 Pinner Road, Oxhey Village, WD19 4EG

£450,000 Freehold



AN EXTENDED LARGER THAN USUAL MID TERRACED COTTAGE WITH ACCOMMODATION COMPRISING, ENTRANCE PORCH, LOUNGE/DINING ROOM, KITCHEN, BREAKFAST ROOM, TWO BEDROOMS AND SHOWER ROOM (OFF LANDING). TOGETHER WITH GAS CENTRAL HEATING, DOUBLE GLAZING 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. INTERNAL VIEWING RECOMMENDED.

- Entrance porch
- Kitchen
- Two double bedrooms
- Gas central heating
- Gardens
- Lounge/dining room
- Breakfast room
- Shower room, off landing
- Double glazing

ENTRANCE PORCH

Double glazed entrance door, hardwood entrance door to lounge/dining room.

LOUNGE/DINING ROOM



Stairs to first floor, understairs storage cupboards, wall light points, double glazed sash bay window to front, window with views to breakfast room, opening to breakfast room.

LOUNGE VIEW



LOUNGE VIEW 2



BREAKFAST ROOM



Inset spotlights, double glazed window to rear, opening to kitchen.

KITCHEN



Range of wall and base units, with wood effect work top surfaces, spaces for washing machine and fridge/freezer, integrated dishwasher, four ring electric hob, stainless steel extractor hood, oven within housing, wall mounted gas boiler, part tiled walls, inset spotlights, skylight window, double aspect with double glazed windows to side and rear, double glazed door to garden.

FIRST FLOOR

Landing, access to loft space.

BEDROOM ONE



Built in wardrobes, double glazed sash window to front.

BEDROOM TWO



Double glazed window to rear.

SHOWER ROOM



Tiled shower cubicle, low level wc, pedestal wash hand basin, part tiled walls, tiled floor, towel rail radiator, double glazed frosted windows to rear.

OUTSIDE



Rear garden extends to approx 50ft, paved with flower borders, mature trees and shrubs. garden shed. outside lighting and water tap. Front: Paved with flower borders.

GARDEN VIEW



ENERGY EFFICIENCY RATING

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.