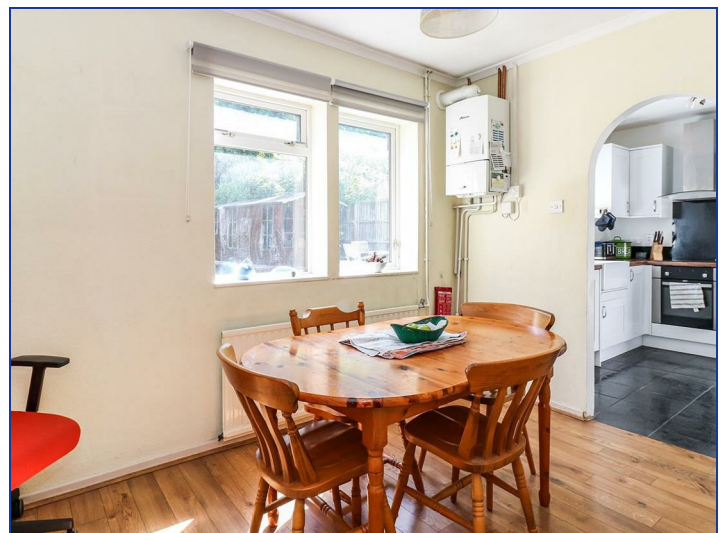




31 Oxhey Avenue, Oxhey Village, WD19 4HB
£575,000 Freehold



- Entrance hall, porch
- Two reception rooms
- Three bedrooms
- Gardens

- Entrance hall, cloakroom
- Kitchen
- Bathroom
- Planning permission to extend.

A SEMI DETACHED HOUSE WITH PLANNING PERMISSION TO EXTEND BOTH TO THE REAR AND SIDE OF PROPERTY TO PROVIDES SPACIOUS FAMILY ACCOMMODATION. ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, THREE BEDROOMS AND BATHROOM, TOGETHER WITH PART GAS CENTRAL HEATING, DOUBLE GLAZING AND GARDENS TO THE FRONT AND REAR. Situated in a residential location in Oxhey Village with a short walk to Bushey Station (Euston Line), Attenborough Fields, local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED.

ENTRANCE PORCH

Double glazed entrance door, double glazed frosted window to side, laminate flooring, double glazed entrance door to entrance hall

ENTRANCE HALL



Stairs to first floor, laminate flooring.

CLOAKROOM

Low level w.c., wall mounted wash hand basin, built in cupboard housing fuse box and meter, part tiled walls and tiled floor.

LOUNGE



Wood flooring, double glazed window to front, opening to dining room.

LOUNGE VIEW



DINING ROOM



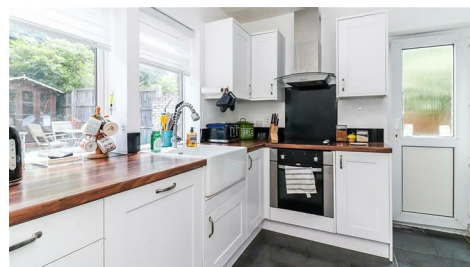
Built in storage cupboards, wall mounted gas boiler, wood flooring, double glazed window to rear, opening to kitchen.

KITCHEN

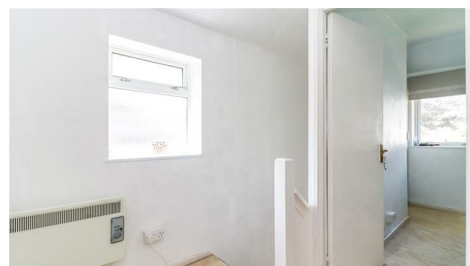


Range of wall and base units, integrated dishwasher, spaces for washing machine and fridge/freezer, four ring electric hob with oven below, stainless steel extractor hood, tiled floor, double glazed windows overlooking rear garden, double glazed door to garden.

KITCHEN VIEW



FIRST FLOOR



Landing, wall mounted electric heater, double glazed window to side.

BEDROOM ONE



Range of built in wardrobes, double glazed window to front.

BEDROOM TWO



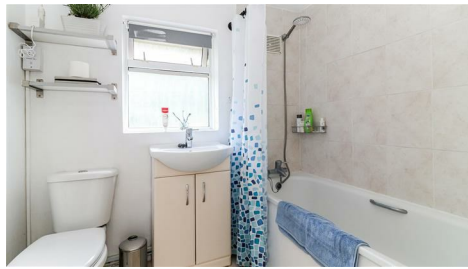
Access to loft space, built in storage area, double glazed window to rear.

BEDROOM THREE



Built in wardrobe, double glazed window to front.

BATHROOM



Panelled bath, low level w.c., wash hand basin with vanity unit, part tiled walls, double glazed frosted window.

OUTSIDE



Rear garden extends to approx 70ft, paved patio area, lawn, variety of mature trees and shrubs, two large summer houses, side pedestrian access.
Front: Variety of mature trees and shrubs.

GARDEN VIEW



REAR EXTERIOR

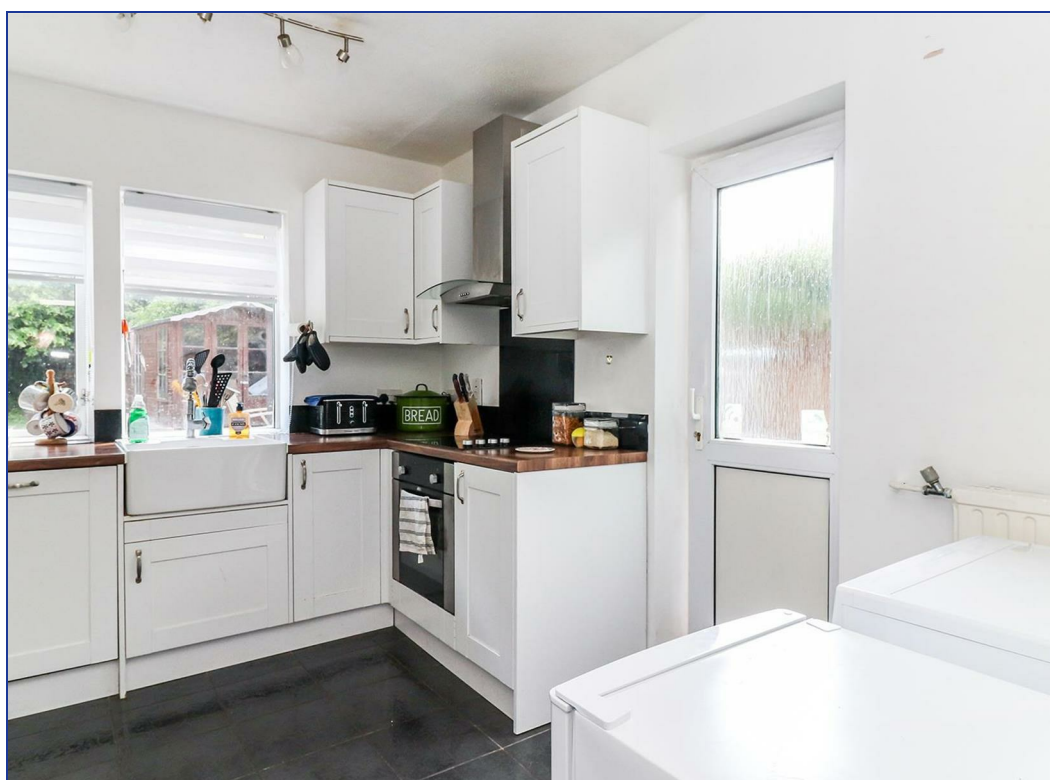


ENERGY EFFICIENCY RATING

C

COUNCIL TAX BAND

D





First Floor



Ground Floor

Oxhey Avenue, WD19

APPROXIMATE GROSS INTERNAL AREA 639 SQ FT / 57.22 SQ M
FRIENDS: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT THE IMAGE TAILOR LTD. 2025

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.