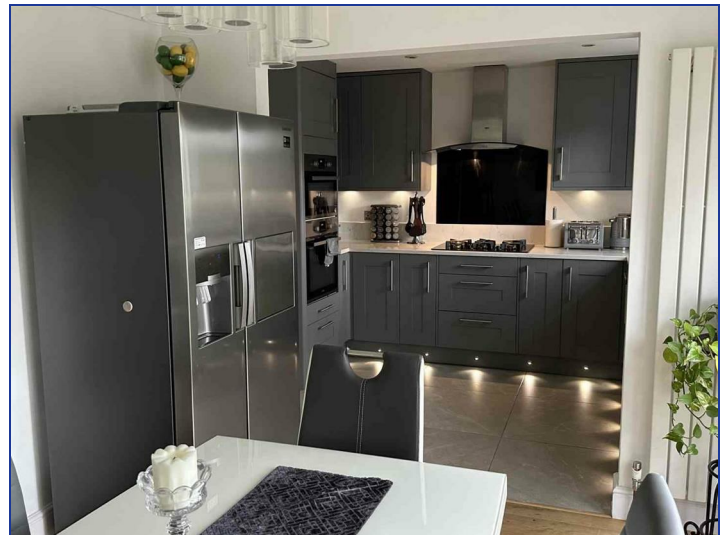




# 145 Lower Paddock Road, Oxhey Village, WD19 4GU

## Offers In Excess Of £795,000



**A SEMI DETACHED HOUSE IN EXCELLENT DECORATIVE ORDER THROUGHOUT WITH VIEWS OVER LOOKING OXHEY GREEN AT THE FRONT. ACCOMMODATION COMPRISES: ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM, KITCHEN, STUDY AND UTILITY AREA, THREE DOUBLE BEDROOMS, TWO BATHROOMS, LOVELY REAR GARDEN AND DRIVEWAY PROVIDING OFF STREET PARKING. Situated in a residential location within a short walk of Bushey Station (Euston Line) local shops, schools and Attenborough Fields. INTERNAL VIEWING RECOMMENDED.**

**ENTRANCE HALL**



Double glazed entrance door with etched glass windows, understairs storage cupboard, wood flooring.

**CLOAKROOM**

Low level w.c., wall mounted wash hand basin, vanity unit below, part tiled walls, tiled floor, inset spotlights, extractor fan, double glazed frosted window to front.

**LOUNGE**

19'10" x 11'6"



Feature fireplace with mantel and surround, ornate ceiling rose, wood flooring, double glazed windows to front overlooking Oxhey Green, double opening doors to dining room.

**LOUNGE VIEW 2**



**LOUNGE VIEW 3**



**DINING ROOM**

11'8" x 10'4"



Wood flooring, double glazed bi fold patio doors to garden, opening to kitchen.

**DINING ROOM VIEW 2**



**KITCHEN**

10'9" x 8'6"



Range of wall and base units with concealed lighting, Quartz worktop surfaces, inset stainless steel sink unit, integrated dishwasher, five ring gas hob, double oven within housing, tiled floor, double glazed window to rear.

**KITCHEN VIEW**



**STUDY**

8'6" x 8'0"



Laminate flooring, frosted window, door to utility area.

**UTILITY AREA**

7'10" x 5'6"

Wall mounted gas boiler, spaces for washing machine and tumble drier, laminate flooring, double glazed frosted window to rear.

**FIRST FLOOR**



Landing, access to loft space, double glazed frosted window to side.

**BEDROOM ONE**

13'1" x 11'7"



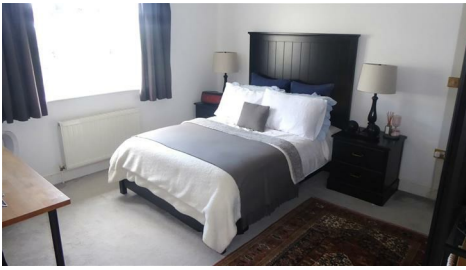
Range of wardrobes, double glazed window to front, door to ensuite shower room.

**ENUITE SHOWER ROOM**



Tiled shower cubicle with rain head shower, low level w.c., wash hand basin with vanity unit below, towel rail radiator, inset spotlights, extractor fan, tiled floor.

**BEDROOM TWO**  
13'6" x 11'6"



Double glazed window to rear.

**BEDROOM THREE**  
10'4" x 8'3"



Range of wardrobes, double glazed window to rear.

**BATHROOM**



Calacatta marble panelled bath, tiled shower cubicle with rain head shower, wash hand basin with vanity unit below, low level w.c., Calacatta marble tiled walls and floor, towel rail radiator, inset spotlights, double glazed frosted window to front.

**OUTSIDE**



Rear garden extends to approx 60ft, paved patio area, lawn, variety of mature flower beds, apple and grape trees, garden shed. side pedestrian access to front.  
Front : Paved with flower beds and cherry tree, gravelled driveway providing off street parking.

**GARDEN VIEW TWO**



**GARDEN VIEW THREE**



**GARDEN VIEW 4**



**FRONT EXTERIOR VIEW**



**OXHEY GREEN VIEW**



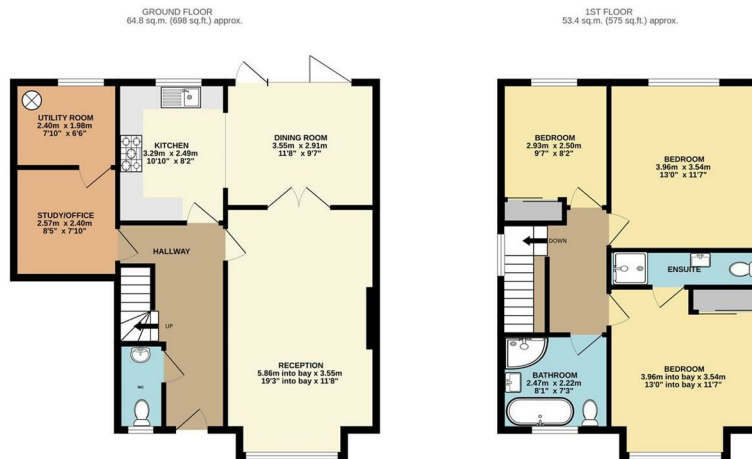
**ENERGY EFFICIENCY RATING**

C

**COUNCIL TAX BAND**

E





LOWER PADDOCK RD

TOTAL FLOOR AREA: 118.2 sq.m. (1272 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency. Call for plans.  
Made with Blueprints 1/2023

**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.