



19 Heath Road, Oxhey Village, WD19 4HE

£525,000 Freehold



- Entrance porch
- Kitchen/breakfast room
- Shower room
- Double glazing
- Parking
- Lounge/dining room
- Two bedrooms
- Gas central heating
- Summer house
- Private road

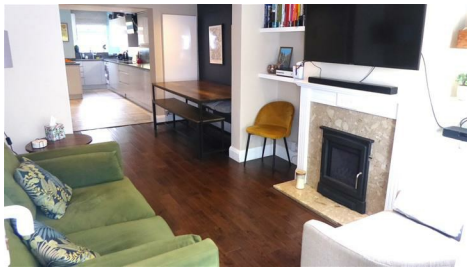
A UNIQUE END OF TERRACE COTTAGE WHICH HAS A DOUBLE STOREY EXTENSION THAT PROVIDES A 19FT KITCHEN/BREAKFAST ROOM AND SHOWER ROOM OFF LANDING. THERE IS A LOUNGE/DINING ROOM, TWO BEDROOMS AND A SUMMER HOUSE IN THE BEAUTIFUL REAR GARDEN.AND OWN PARKING SPACE. Situated in a PRIVATE ROAD in the heart of Oxhey Village within a very short walk of Bushey Station, (Euston Line), local shops and Attenborough Fields. INTERNAL VIEWING RECOMMENDED.

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to side, tiled floor. Double glazed door to lounge/dining room.

LOUNGE/DINING ROOM

18'0" x 10'0"



Feature fireplace with gas coal effect fire, mantel and surround, built in storage cupboards with display shelving, stairs to first floor, understairs storage cupboards, inset spotlights, laminate flooring, opening to kitchen/breakfast room.

LOUNGE VIEW



DINING VIEW



KITCHEN/BREAKFAST ROOM

19'0" x 10'0"



Extensive range of wall and base units with granite worktop surfaces, inset stainless steel sink unit, integrated dishwasher, space for washing machine, large fridge/freezer, four ring electric hob, extractor hood, double oven within housing, wall mounted gas boiler concealed within cupboard, inset spotlights, tiled floor, double glazed windows to rear, double glazed door to garden.

KITCHEN VIEW



FIRST FLOOR

Landing, built in storage cupboard.

BEDROOM ONE

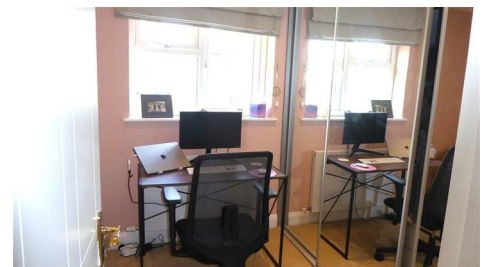
10'2" x 10'0"



Range of wardrobes, inset spotlights, access to loft space, double glazed window to front.

BEDROOM TWO

9'0" x 8'6"



Range of wardrobes, inset spotlights, double glazed window overlooking the garden.

SHOWER ROOM



Tiled shower cubicle, low level w.c. wash hand basin with vanity unit, towel rail radiator, tiled floor, extractor fan, double glazed frosted window to side.

OUTSIDE



Rear garden extends to approx 45ft, paved patio area, raised flower beds with a variety of mature plants and shrubs.

GARDEN VIEW



GARDEN VIEW 2

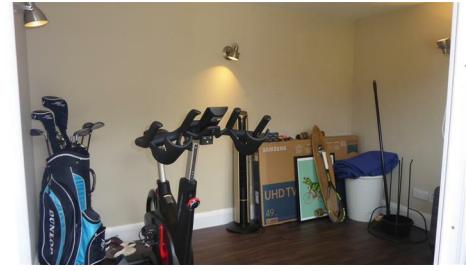
SUMMER HOUSE

10'0" x 7'5"



Laminate flooring, double glazed window and double glazed French doors.

SUMMER HOUSE INTERIOR



FRONT GARDEN

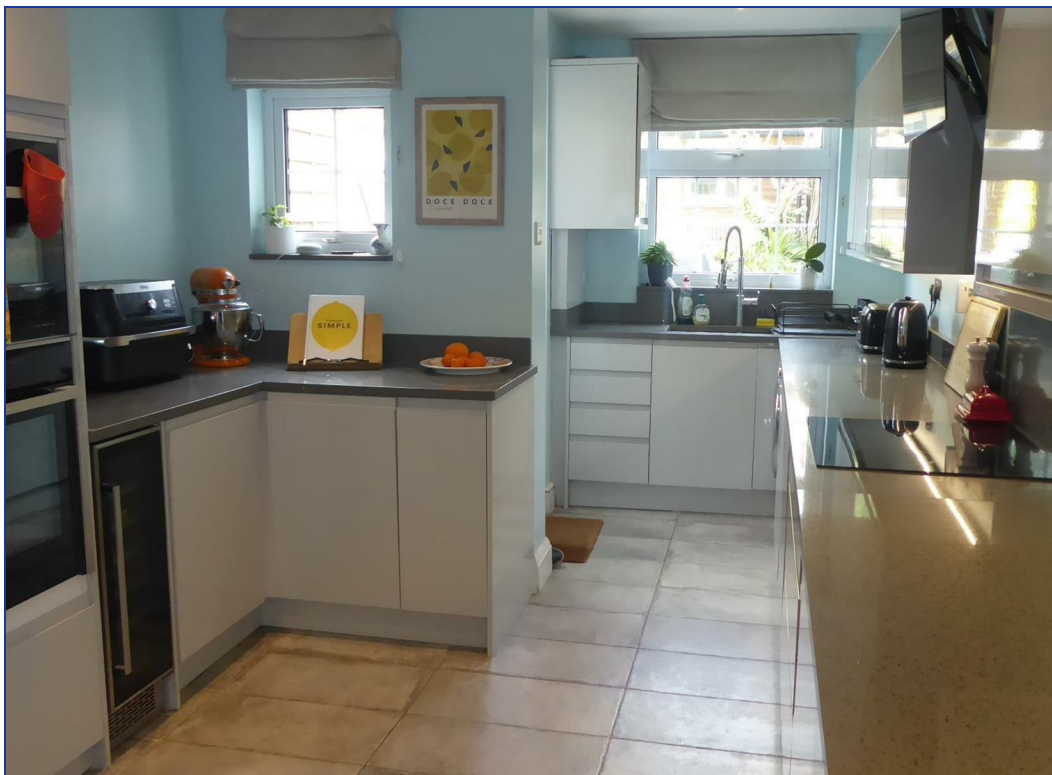
Flower beds, allocated parking space.

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.