

Villiers Road

Oxhey Village, WD19 4FJ



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Villiers Road

Oxhey Village, WD19 4FJ

£449,950

- Character Cottage in the Heart of Oxhey Village
 - Lounge/dining room
 - Fitted kitchen
 - Downstairs bathroom
 - Two double bedrooms
 - Rear garden
 - Gas fired central heating





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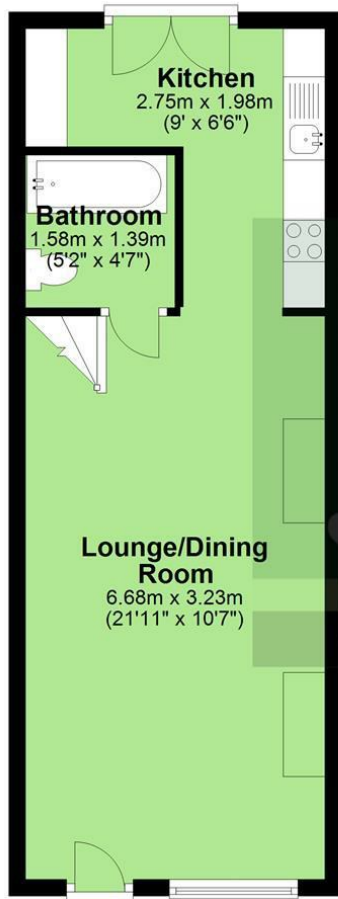
W & Co are delighted to present this charming TWO BEDROOM CHARACTER COTTAGE located in the heart of Oxhey Village, just a short walk from Bushey Station. The property offers easy access to London Euston, with a journey time of approximately 20 minutes by fast train.

The accommodation features a spacious lounge/dining room enhanced by a feature fireplace, a well-appointed kitchen with access to the rear garden, and a ground floor bathroom. Upstairs, there are two double bedrooms accessed from the first-floor landing. Additional amenities include gas central heating and an attractive garden boasting a paved patio and decking area.

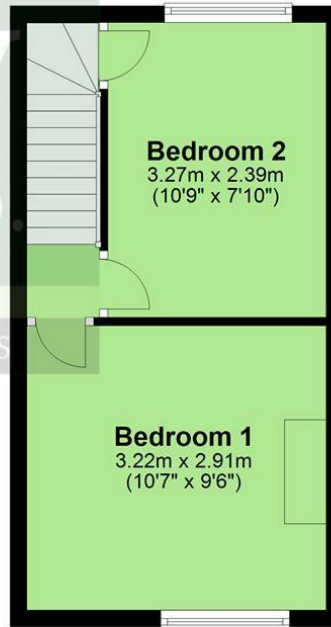
Situated in a highly desirable location, this property provides convenient access to Bushey Station and its surrounding amenities.



Ground Floor
Approx. 36.8 sq. metres (396.0 sq. feet)



First Floor
Approx. 25.4 sq. metres (273.5 sq. feet)



Total area: approx. 62.2 sq. metres (669.5 sq. feet)



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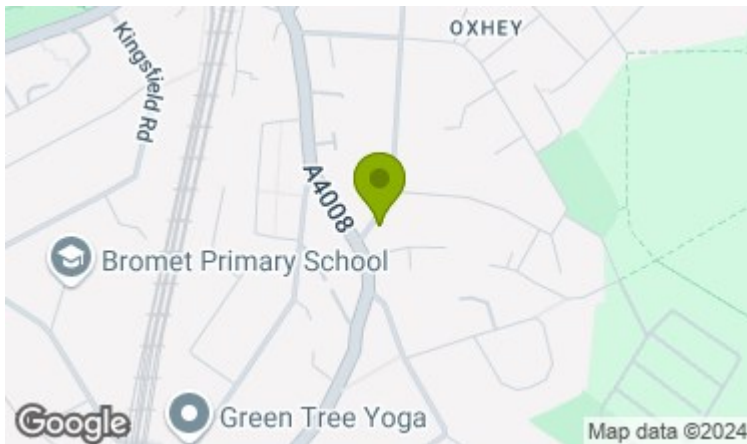
Lounge/dining room
21'11" x 10'7" (6.68m x 3.23m)

Kitchen
9' max x 6'6" (2.74m max x 1.98m)

Bathroom
5'2" x 4'7" (1.57m x 1.40m)

Bedroom One
10'7" x 9'6" (3.23m x 2.90m)

Bedroom Two
10'8" x 7'10" (3.25m x 2.39m)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	
England & Wales	EU Directive 2002/91/EC	

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