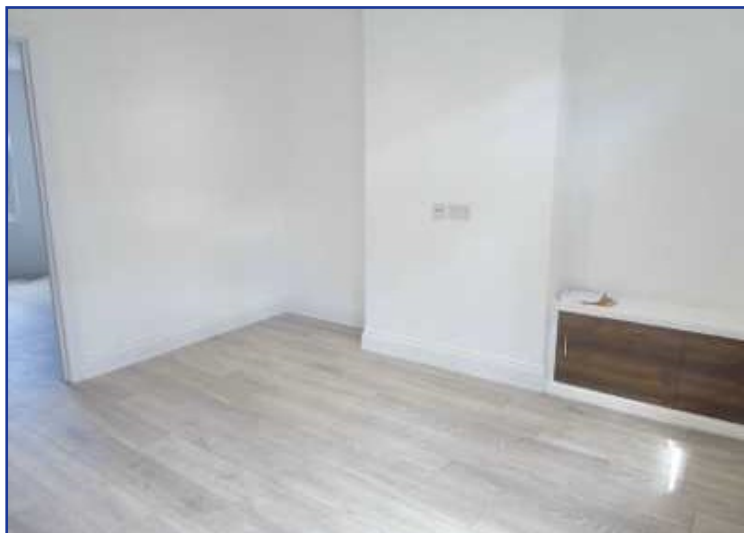




75 Villiers Road, Oxhey Village, WD19 4AL



£1,250 Per Calendar Month

A MID TERRACED COTTAGE which has been TOTALLY RENOVATED THROUGHOUT. Accommodation comprises TWO RECEPTION ROOMS, KITCHEN, TWO BEDROOMS and BATHROOM, ALL OFF LANDING together with GAS CENTRAL HEATING, DOUBLE GLAZING and a LONG REAR GARDEN situated in THE HEART OF OXHEY VILLAGE within easy WALKING DISTANCE OF BUSHEY STATION and close to all local amenities. UNFURNISHED. AVAILABLE IMMEDIATELY.

GROUND FLOOR

Double glazed entrance door to;

LOUNGE

11'3" x 12'

(3.43m x 3.66m)

Double glazed window to front, inset spotlights and laminate flooring. Door to;



DINING ROOM

12'3" x 12'

(3.73m x 3.66m)

Stair to first floor, inset spotlights, laminate flooring and double glazed window to rear. Opening to kitchen.



KITCHEN

14'8" x 6'8"

(4.47m x 2.03m)

Comprising single stainless steel sink

unit, range of wall and base units, four ring gas hob with oven below, part tiled walls, double glazed windows to side and rear, wall mounted gas boiler, double glazed door to garden.



FIRST FLOOR

Landing, access to loft space.

BEDROOM ONE

12'2" x 12'

(3.71m x 3.66m)

Wood laminate flooring, double glazed window to front.



BEDROOM TWO

9'2" x 6'10"

(2.79m x 2.08m)

Large built in storage cupboard, double glazed window to rear.



BATHROOM

White suite comprising panelled bath with separate shower over, shower screen, low level WC, wash hand basin with vanity unit below, towel rail radiator, all walls tiled and extractor fan.



OUTSIDE

Rear garden extends to approximately 110ft, lawn, right of way.



**ENERGY
RATING**
D

EFFICIENCY



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.