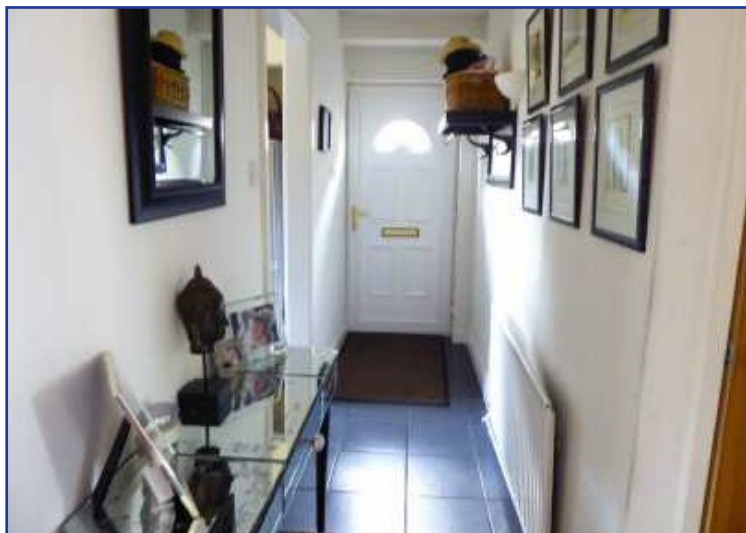


37a Capel Road, Oxhey Village, WD19 4FE



£325,000
Leasehold – Share Of Freehold

A GROUND FLOOR MAISONETTE OFFERED IN EXCELLENT DECORATIVE ORDER WITH ACCOMMODATION COMPRISING ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, TWO BEDROOMS, BATHROOM AND OWN REAR GARDEN. Situated in a residential location in the heart of Oxhey Village with a short walk to Bushey Station (Euston Line) local shops and amenities. INTERNAL VIEWING RECOMMENDED.

ENTRANCE HALL

Double glazed entrance door, tiled floor, built in airing cupboard and storage cupboard.



LOUNGE/DINING ROOM

16'11" x 10'8"

(5.16m x 3.25m)

Wall light point, wood laminate flooring, double glazed window to front.



LOUNGE/DININGROOM VIEW



KITCHEN

8'9" x 8'4"

(2.67m x 2.54m)

Comprising stainless steel sink unit, range of wall and base units, spaces for dishwasher, washing machine and fridge/freezer, four ring stainless steel gas hob with extractor fan over, oven below, wall mounted gas boiler, part tiled walls, tiled floor, double glazed window to rear and double glazed door to garden.

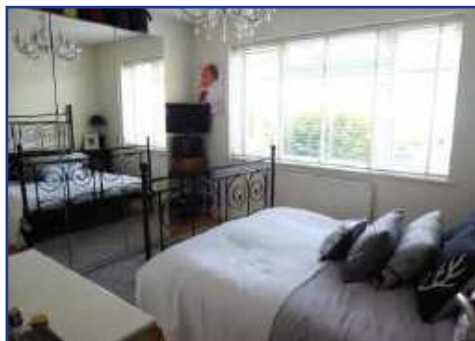


BEDROOM ONE

12'2" x 10'2"

(3.71m x 3.10m)

Wood laminate flooring, double glazed window to front.



BEDROOM TWO

12'8" x 9'2"

(3.86m x 2.79m)

Wood laminate flooring, double glazed window to rear and double glazed door to garden.



BATHROOM

White suite comprising panelled bath with separate shower over, shower screen, low level w.c., wash hand basin with vanity unit below, part tiled walls, tiled floor., double glazed frosted window to rear.



OUTSIDE

Rear garden extends to approx 40ft, paved patio area, lawn, mature trees and shrubs, side pedestrian access.

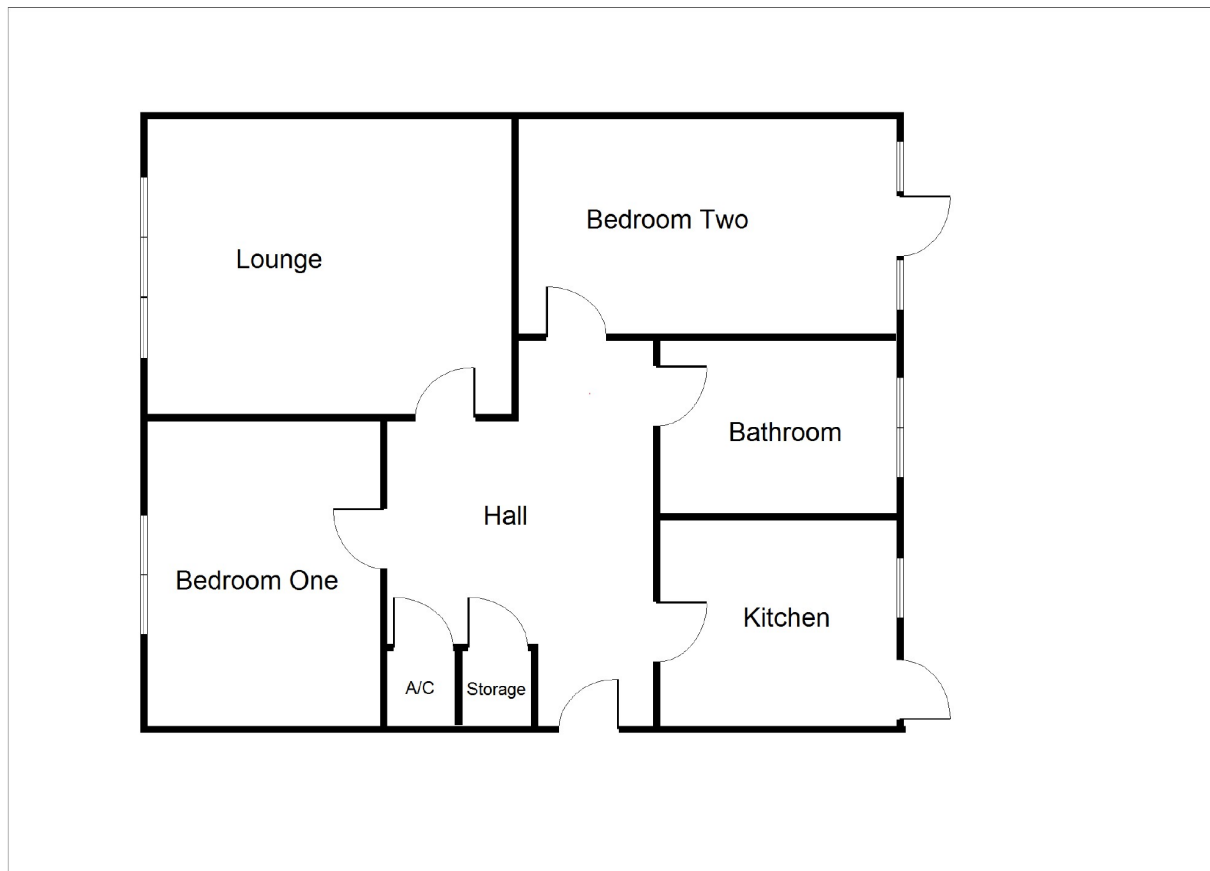


LEASE DETAILS

Our client advises us that there is a share of freehold, but we will be unable to check this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

ENERGY EFFICIENCY RATING

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.