

## 25 Upper Paddock Road, Oxhey Village, WD19 4DY



**£425,000**  
**Freehold**



**AN EXTENDED MID TERRACE COTTAGE** with accommodation comprising. **LOUNGE/DINING ROOM, BATHROOM, KITCHEN, TWO DOUBLE BEDROOMS AND A LARGE ATTRACTIVE GARDEN TO THE REAR**, together with **GAS CENTRAL HEATING AND DOUBLE GLAZING**. Situated in a residential location in the heart of Oxhey Village, within walking distance of Bushey Station (Euston Line), local shops and Attenborough Fields. Internal viewing recommended. **NO UPPER CHAIN.**

## GROUND FLOOR

Hardwood entrance door to:

### LOUNGE/DINING ROOM

25'2" x 11'6"

(7.67m x 3.51m)

Feature gas log effect fire with open brick chimney breast, tiled hearth, open tread staircase to first floor, double glazed bay window to front, double glazed window to rear, door to inner hallway.



### INNER HALLWAY

Built in airing cupboard housing gas boiler and water cylinder, double glazed door to garden.

### CLOAKROOM

Comprising low level w.c., wall mounted wash hand basin, tiled splash back, double glazed frosted window to side.

### BATHROOM

Comprising panelled bath, separate shower cubicle, wash hand basin with vanity unit below, all walls tiled, double glazed frosted window.

## KITCHEN

14'7" x 9'9"

(4.45m x 2.97m)

Comprising double drainer stainless steel sink unit, range of wall and base units, spaces for dishwasher, washing machine, fridge/freezer and gas cooker, ceramic tiled work top surfaces, wood laminate flooring, inset spotlights, double glazed window to rear and double glazed door to garden.



## FIRST FLOOR

Landing.

### BEDROOM ONE

13'7" x 11'6"

(4.14m x 3.51m)

Range of wardrobes, double glazed window to rear.



## BEDROOM TWO

11'2" x 11'6"

(3.40m x 3.51m)

Range of wardrobes, double glazed window to front.



## OUTSIDE

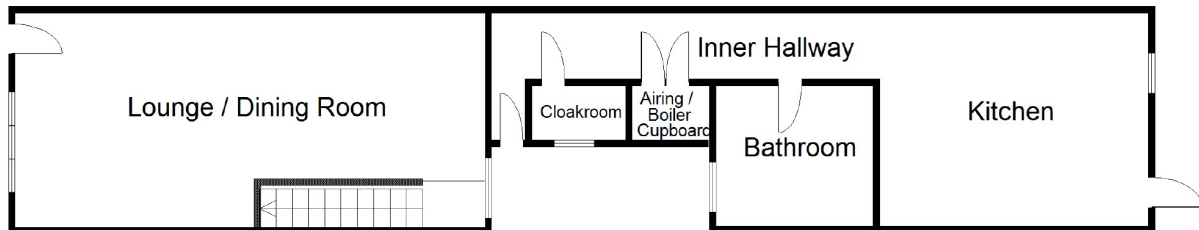
Rear garden extends to approx 110ft, paved patio areas, raised flower beds, garden sheds, garden pond, rear pedestrian access.



## ENERGY EFFICIENCY RATING



#### Ground Floor



#### First Floor



#### 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.