

120 Villiers Road, Oxhey Village, WD19 4FJ



£550,000
Freehold

A DECEPTIVELY SPACIOUS CHARACTER HOUSE in need of some updating with accommodation comprising ENTRANCE HALL, THREE RECEPTION ROOMS, KITCHEN, UTILITY ROOM, GARDEN ROOM, THREE BEDROOMS AND BATHROOM, together with gas central heating, part double glazing, LONG REAR GARDEN AND OFF STREET PARKING. Situated in the heart of Oxhey Village within walking distance of Bushey Station (Euston Line) and close to local shops, schools and amenities. NO UPPER CHAIN.

ENTRANCE HALL

Double glazed entrance door, stairs to first floor, understairs storage cupboard, dado rail.

LIVING ROOM

12'6" x 11'10"
(3.81m x 3.61m)
Gas coal effect fire within tiled fireplace, tiled hearth, mantel and surround, picture rails, double glazed window to front, opening to family room.



FAMILY ROOM

12'9" x 12'9"
(3.89m x 3.89m)
Feature open fireplace, picture rails, door to garden room.



DINING ROOM

12'0" x 11'1"
(3.66m x 3.38m)
Wall mounted gas fire, built in storage cupboards, double aspect with double glazed windows to rear, sash window overlooking the garden room.



KITCHEN

9'8" x 7'6"
(2.95m x 2.29m)
Comprising stainless steel sink unit, range of wall and base units, space for washing machine, four ring electric hob with extractor hood over, oven below, part tiled walls, tiled floor, opening to utility room, double glazed window to side.



UTILITY ROOM

Wall mounted gas boiler, double glazed window to side and double glazed door to garden.

GARDEN ROOM

11'11" x 8'5"
(3.63m x 2.57m)
Window to rear, door to garden.



FIRST FLOOR

Landing, access to loft space,

BEDROOM ONE

12'6" x 20'3"
(3.81m x 6.17m)
Picture rails, double glazed window to front.



BEDROOM TWO

12'0" x 11'1"
(3.66m x 3.38m)
Picture rails, double glazed window to rear.



BEDROOM THREE

12'9" x 11'0"

(3.89m x 3.35m)

Tiled fireplace, double glazed window to rear.



BATHROOM

Comprising panelled bath, pedestal wash hand basin, low level w.c., part tiled walls, double glazed frosted window to rear.

OUTSIDE

Rear garden is in excess of 100ft, paved patio area, lawn, variety of mature well stocked borders., outside storage cupboard and outside wc.

Front: Block paved driveway providing off street parking.



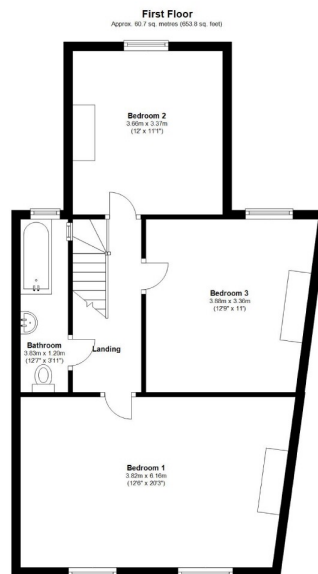
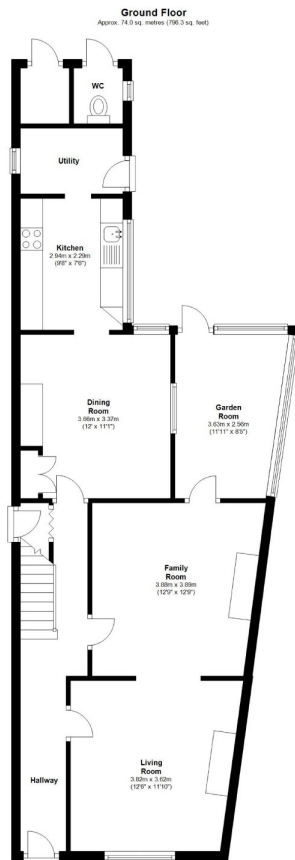
**ENERGY
RATING**
E

EFFICIENCY



GARDEN VIEW





Total area: approx. 134.7 sq. metres (1450.1 sq. feet)

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.