

## 185 Pinner Road, Oxhey Village, WD19 4EP



**£895,000**  
**Freehold**

**A DOUBLE FRONTED SEMI DETACHED HOUSE WHICH HAS BEEN EXTENDED TO PROVIDE LARGE SPACIOUS ACCOMMODATION** comprising **ENTRANCE PORCH AND HALL, FOUR RECEPTION ROOMS, KITCHEN, UTILITY ROOM, CLOAKROOM, FIVE BEDROOMS and TWO BATHROOMS**, together with double glazing, gas central heating, **LARGE REAR GARDEN, GARAGE, CARRIAGE DRIVEWAY**. Situated in a residential location within walking distance of Bushey Station (Euston Line), local shops, schools and Attenborough Fields. Internal viewing recommended.

#### GROUND FLOOR

Double opening entrance doors with leaded light stained glass windows to:

#### ENTRANCE PORCH

Tiled floor, hardwood entrance door with leaded light stained glass windows to:

#### ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, wood flooring.

#### RECEPTION ONE

15'1" x 15'0"

(4.60m x 4.57m)

Feature fireplace with gas coal effect fire, picture rails, double glazed bay window to front.



#### RECEPTION TWO

15'6" x 11'0"

(4.72m x 3.35m)

Feature cast iron fireplace, display shelving to alcoves, french door to garden, windows to rear, opening to reception three.



#### RECEPTION THREE

11'5" x 9'4"

(3.48m x 2.84m)

Original built in storage cupboards, gas burning stove within chimney breast.



#### INNER HALLWAY

Doors to cloakroom and reception four.

#### RECEPTION FOUR

14'3" x 13'6"

(4.34m x 4.11m)

Double opening doors to garage, inset spotlights, double glazed window to front.



#### KITCHEN

15'5" x 11'2"

(4.70m x 3.40m)

Comprising single stainless sink unit, range of wall and base units, spaces for dishwasher, range style cooker, integrated fridge, part tiled walls, inset spotlights, opening to breakfast room, double glazed windows to rear.



#### BREAKFAST ROOM

13'8" x 13'2"

(4.17m x 4.01m)

French doors to garden, door to utility room, double aspect with double glazed windows to side and rear.



#### UTILITY ROOM

8'10" x 6'5"

(2.69m x 1.96m)

Comprising stainless steel sink unit, spaces for washing machine, tumble drier, fridge and freezer, part tiled walls, wall mounted gas boiler, double glazed door to outside.

#### CLOAKROOM

Comprising low level w.c., with concealed cistern, wash hand basin with tiled splashback, extractor fan, inset spotlights.

#### FIRST FLOOR

Landing, access to loft apace, built in airing cupboard.

#### BEDROOM ONE

17'8" x 16'1"

(5.38m x 4.90m)

Door to en suite shower room, double glazed window to front.



#### EN SUITE SHOWER ROOM

Comprising shower cubicle, low level w.c., pedestal wash hand basin, bidet, part tiled walls, double glazed window to rear.





**BEDROOM TWO**

15'1" x 15'0"

(4.60m x 4.57m)

Double glazed bay window to front.



**BEDROOM FIVE**

12'0" x 8'5"

(3.66m x 2.57m)

Picture rails, double glazed window to front.

**BEDROOM THREE**

15'3" x 12'2"

(4.65m x 3.71m)

Picture rails, wash hand basin, vanity unit below, secondary glazed window to rear.



**SHOWER ROOM**

Comprising walk in shower cubicle, low level w.c., with concealed cistern, wash hand basin, inset spotlights, towel rail radiator, tiled walls and floor, double glazed window.



**BEDROOM FOUR**

12'9" x 11'2"

(3.89m x 3.40m)

Secondary glazed window to rear.

**OUTSIDE**

Rear garden extends to approx 120ft, lawn, variety of mature trees and shrubs, flower borders, pergola, paved patio area and large decked patio area. Front: Flower borders, block paved carriage driveway providing off street parking and access to garage.

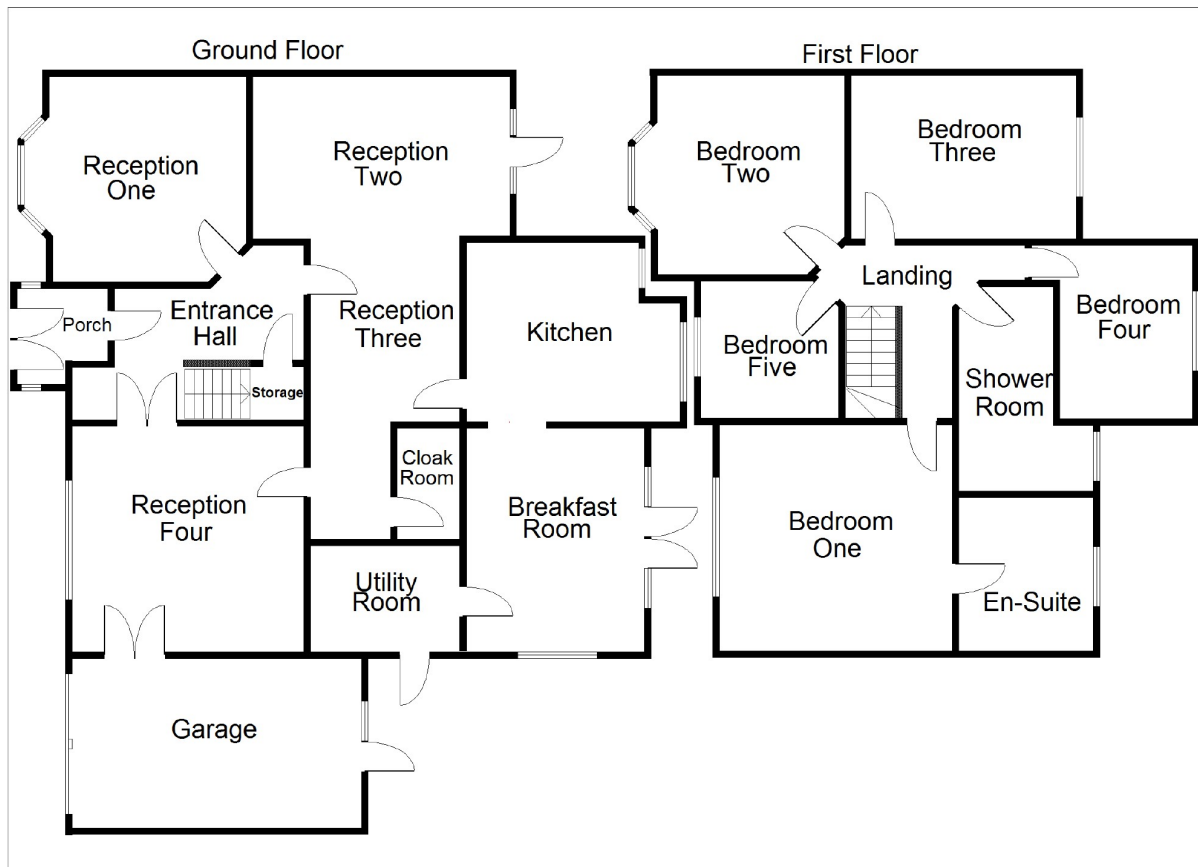


**DECKED PATIO AREA**



**ENERGY EFFICIENCY RATING**





**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.