

15 Lower Paddock Road, Oxhey Village, WD19 4DU



£1,300 Per Calendar Month

A MID TERRACE COTTAGE offered in EXCELLENT DECORATIVE ORDER with accommodation comprising ENTRANCE PORCH, LOUNGE/DINING ROOM, KITCHEN, BATHROOM, COVERED UTILITY AREA/SUN ROOM, THREE BEDROOMS, GAS CENTRAL HEATING, PART DOUBLE GLAZING and a lovely SOUTH FACING GARDEN. Situated in a residential location in the heart of Oxhey Village within a short walk of Bushey Station (Euston Line) and Attenborough Fields. AVAILABLE 1st March 2018. No pets or smokers.

GROUND FLOOR

Entrance door to:

ENTRANCE PORCH

Leaded light windows to side, door to:

LOUNGE/DINING ROOM

20'0" x 12'0"
(6.10m x 3.66m)
Feature open brick fireplace, TV & telephone points, staircase to first floor, latch door to understairs storage cupboard, attractive apex leaded light window to front, window to rear, latch door to kitchen.



KITCHEN

10'6" x 6'5"

(3.20m x 1.96m)

Comprising stainless steel sink unit, range of wall and base units, electric cooker, extractor hood, fridge, part tiled walls, tiled floor, stable door to covered area, window to side, door to lobby.



LOBBY

Washing machine, freezer, tiled floor, leaded light window to side, door to bathroom.

BATHROOM

White suite comprising panelled bath with shower and mixer taps, shower curtain, pedestal wash hand basin, low level w.c., all walls tiled, double aspect with double glazed windows to side and rear.



UTILITY/SUN ROOM

16'3" x 4'9"

(4.95m x 1.45m)

Double glazed doors to garden.

FIRST FLOOR

Landing.

BEDROOM ONE

12'0" x 11'6"

(3.66m x 3.51m)

Range of wardrobes, wood laminate flooring, double glazed sash window to front.



BEDROOM TWO

9'0" x 8'6"

(2.74m x 2.59m)

Built in wardrobe, double glazed window to rear, latch door to bedroom three.



BEDROOM THREE

10'3" x 6'6"

(3.12m x 1.98m)

Off bedroom two. Cupboard housing gas boiler and hot water tank, double glazed window to side.



OUTSIDE

South facing rear garden extends to approx 80ft, paved patio areas. Variety of flower beds, garden pond.



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.