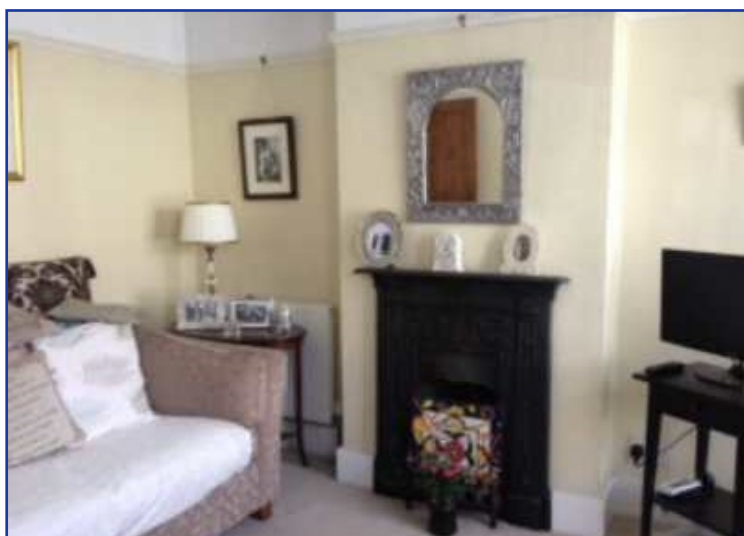




22 Oxhey Avenue, Oxhey Village, WD19 4HG



£380,000
Freehold

An END OF TERRACE COTTAGE with accommodation comprising LOUNGE, DINING ROOM, KITCHEN, CLOAKROOM, TWO DOUBLE BEDROOMS AND BATHROOM together with gas central heating, double glazing and a GARDEN to the rear. Situated in a residential location in Oxhey Village within easy walking distance of Bushey Station (Euston Line) and close to local shops, schools and amenities. NO UPPER CHAIN

GROUND FLOOR

Hardwood entrance door to:

LOUNGE

13'0" x 11'0"

(3.96m x 3.35m)

Feature cast iron fireplace, double glazed square bay window to front.



DINING ROOM

14'0" x 11'0"

(4.27m x 3.35m)

Staircase to first floor, understairs storage cupboard double glazed door to garden, opening to kitchen.



KITCHEN

8'0" x 6'8"

(2.44m x 2.03m)

Comprising single stainless steel sink unit, range of wall and base units, four ring stainless steel gas hob with

extractor fan over, oven below, washing machine, fridge/freezer, double glazed window to side, opening to lobby.



LOBBY

Wall mounted gas boiler, door to outside and door to cloakroom.

CLOAKROOM

Comprising wc, corner wall mounted wash hand basin, tiled splashback, frosted window to side.

FIRST FLOOR

Landing.

BEDROOM ONE

11'0" x 11'0"

(3.35m x 3.35m)

Feature cast iron fireplace, built in wardrobe, stripped floorboards, double glazed window to front.



BEDROOM TWO

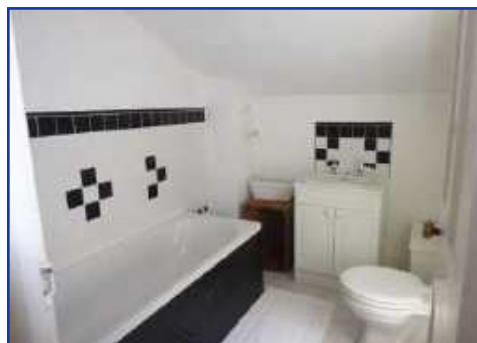
11'6" x 11'0"

(3.51m x 3.35m)

Feature cast iron fireplace, range of wardrobes, double glazed window to rear, door to bathroom.

BATHROOM

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



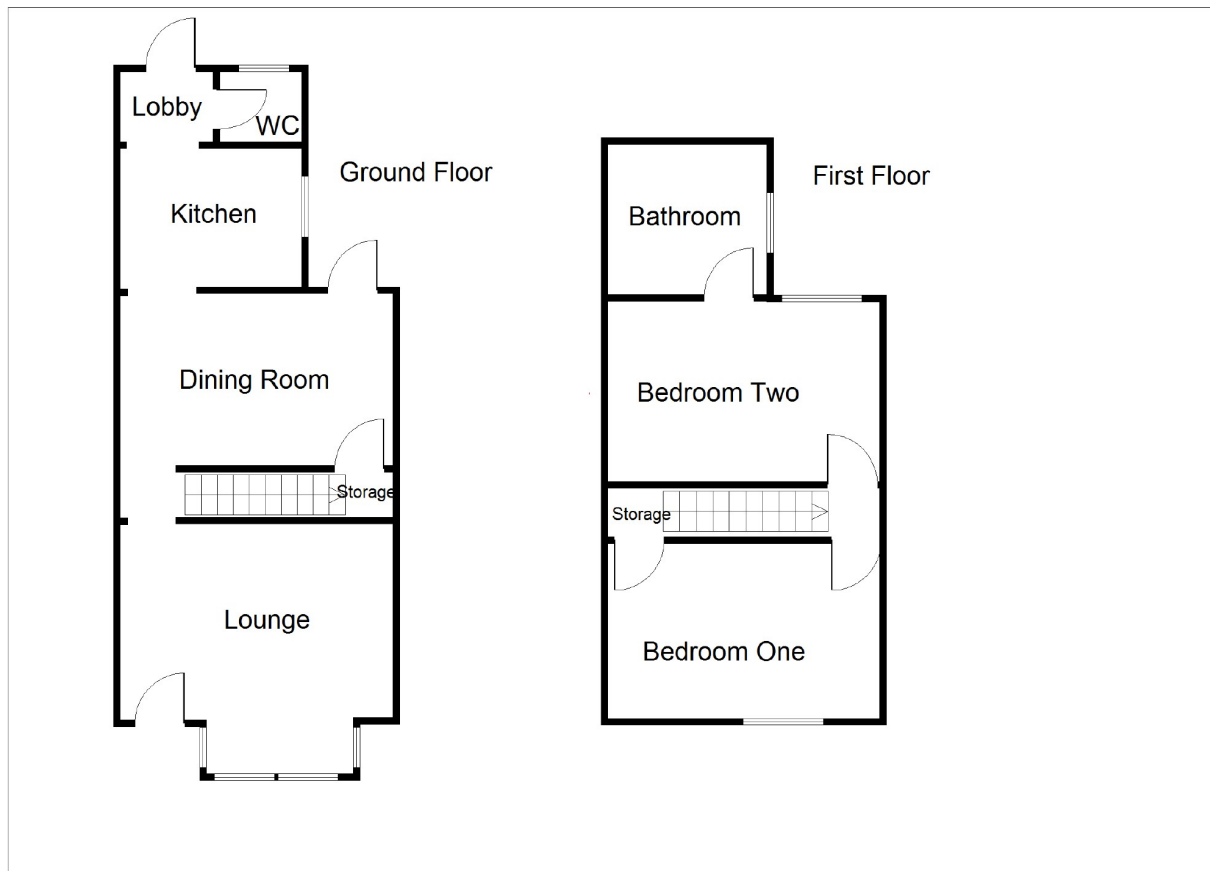
OUTSIDE

Paved and lawned areas, variety of mature trees and shrubs, garden shed.



**ENERGY
RATING**
F

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.