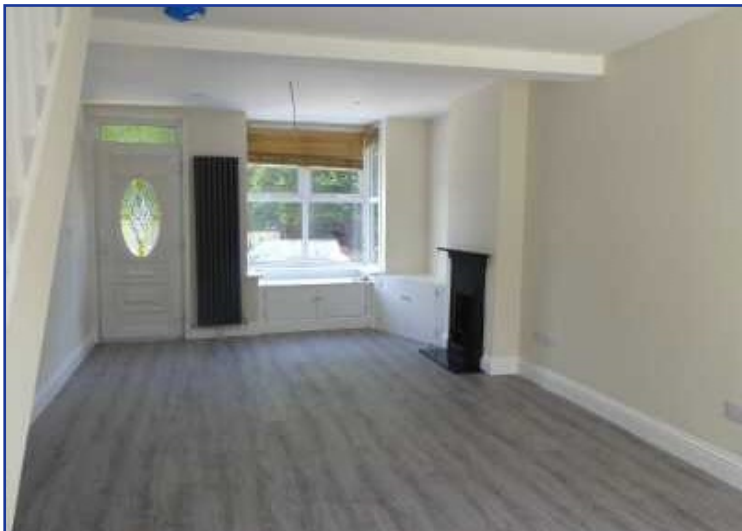




9 Upper Paddock Road, Oxhey Village, WD19 4DY



£1,500 Per Calendar Month

An END OF TERRACE COTTAGE which has been COMPLETELY RENOVATED throughout. Accommodation comprises over three floors: LOUNGE/DINING ROOM, FITTED KITCHEN,, TWO BEDROOMS plus a STUDY AREA and LOFT ROOM, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING and GARDEN. Situated in the heart of Oxhey Village within walking distance of Bushey Station (Euston line) local shops and Attenborough Fields. AVAILABLE IMMEDIATELY. UNFURNISHED.

GROUND FLOOR

Double glazed entrance door to:

LOUNGE/DINING ROOM

26'7" x 12'7"

(8.10m x 3.84m)

Feature cast iron fireplace. Wood laminate flooring, window seat and built in storage cupboard. Staircase to first floor. Window seat and built in storage cupboard. Opening to kitchen.



KITCHEN

10'6" x 6'

(3.20m x 1.83m)

Comprising inset butler sink unit, range of wall and base units, wooden worktop surfaces, integrated dishwasher, washing machine and fridge/freezer, four ring electric hob, oven, stainless steel extractor fan, wood laminate flooring. Double aspect with double glazed windows to side and rear, double glazed door to garden, inset spotlights, wall mounted gas combi boiler concealed within cupboard.



LANDING

Staircase to second floor.

STUDY AREA

7' x 5'6"

(2.13m x 1.68m)

Inset spotlights and double glazed window to rear.

BEDROOM ONE

12'3" x 10'6"

(3.73m x 3.20m)

Double glazed window to front and inset spotlights.

BATHROOM

7'2" x 7'

(2.18m x 2.13m)

Comprising ceramic tiled panelled bath with rain head shower over, shower screen, pedestal wash hand basin, low level WC, all walls and floor tiled, towel rail radiator, double glazed window to side, extractor fan and inset spotlights.



BEDROOM TWO

8' x 6'8"

(2.44m x 2.03m)

Double glazed frosted window to side.

SECOND FLOOR

Landing. Velux window.

LOFT ROOM

14' max x 8'6" + recess

(4.27m max x 2.59m +recess)

Eaves storage area, inset spotlights and velux window.



OUTSIDE

Rear garden extends to approximately 60ft, paved patio, lawn, garden shed, side pedestrian access and outside lighting.



ENERGY EFFICIENCY RATING

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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.