



The Mount, 29 Aldenham Road, Oxhey Village, WD19 4AB



£850,000
Freehold

A DETACHED FAMILY HOUSE WHICH WAS BUILT IN 1762 AND BELONGED TO BENSKIN BREWERY, THE PROPERTY WAS EXTENDED IN 1858 AND RETAINS SOME ORIGINAL FEATURES. Accommodation comprises ENTRANCE HALL, BASEMENT, THREE RECEPTION ROOMS, KITCHEN, UTILITY ROOM, FOUR BEDROOMS, DRESSING ROOM AND TWO BATHROOMS. Together with SASH WINDOWS, FEATURE FIREPLACES, STRIPPED WOOD FLOORS, LOG BURNING STOVE PLUS GARDENS TO THE FRONT AND REAR WITH OFF STREET PARKING FOR SEVERAL CARS. Situated in a totally secluded residential location in the heart of Oxhey Village, within walking distance of Bushey Station (Euston Line) and the multiple shopping and leisure facilities of Watford Town Centre. INTERNAL VIEWING RECOMMENDED. NO UPPER CHAIN.

GROUND FLOOR

Attractive hardwood entrance door with etched glass windows.

ENTRANCE HALL

13' x 6'
(3.96m x 1.83m)

Stripped wood flooring, staircase to first floor, built in storage cupboard, dado rails, door to basement.



BASEMENT

13' x 6'
(3.96m x 1.83m)
Storage space.

LIVING ROOM

24' x 10'8" narrows to 8'
(7.32m x 3.25m narrows to 2.44m)

Feature cast iron fireplace with gas coal effect fire, wooden mantel and surround with tiled hearth and inserts. Sash window to front with original concealed window blinds, wood flooring, inset spotlights, window to side.



FAMILY ROOM

13' x 10'
(3.96m x 3.05m)

Feature wood burning stove. Double aspect with windows to the rear and double glazed bi fold patio doors to garden. Inset spotlights, tiled floor. Opening to kitchen.



DINING ROOM

13' x 11'
(3.96m x 3.35m)

Feature fireplace, original sash windows to front with concealed window blinds.



KITCHEN

12'6" x 9'
(3.81m x 2.74m)

Comprising stainless steel sink unit, range of wall and base units, space for washing machine, integrated dishwasher, five ring stainless steel gas hob with stainless steel extractor hood and splash back, stainless steel oven within housing. Part tiled walls, exposed open brick feature wall, sash window to rear, parquet flooring. Opening to utility room.





UTILITY ROOM

8'6" x 8'

(2.59m x 2.44m)

Comprising range of wall and base units, wall mounted gas boiler concealed within cupboard, spaces for large fridge/freezer and tumble drier, part tiled walls, parquet flooring, sash window to side and door to outside.



FIRST FLOOR

Split level landing with access to loft space, dado rails, secondary glazed sash window to front.



BEDROOM ONE

12'10" x 11'

(3.91m x 3.35m)

Feature open fireplace, secondary glazed sash window to front, wall light points, door to

dressing room.



DRESSING ROOM

9' x 8' max

(2.74m x 2.44m max)

Built in airing cupboard, access to loft. Sash window to rear. Doors to bedroom four and hallway.



BEDROOM FOUR

8'6" x 8'

(2.59m x 2.44m)

Range of wardrobes, vaulted ceiling with ceiling fan. Skylight window, stripped wood flooring, sash window to rear.

FAMILY BATHROOM

12'6" x 6'6"

(3.81m x 1.98m)

White suite comprising panelled bath, wash hand basin, low level w.c., separate shower cubicle, part tiled walls. Double aspect with secondary glazed sash windows to side and rear.



BEDROOM TWO

9'7" x 9'1"

(2.92m x 2.77m)

Secondary glazed sash window to front, door to Jack 'n' Jill shower room.



BEDROOM THREE

9'6" x 9'

(2.90m x 2.74m)

Door to Jack 'n' Jill shower room, sash windows to side.



SHOWER ROOM

Comprising tiled shower cubicle, low level w.c., pedestal wash hand basin, towel rail radiator, extractor fan.



REAR GARDEN



DRIVEWAY

OUTSIDE

Rear garden extends to approximately 80ft. Large paved patio area plus steps up to additional patio, lawn, garden pond with water feature, variety of mature trees and shrubs, flower borders and garden shed. Front garden – Large paved tiered garden with flower borders, shed and block paved off street parking for several cars.



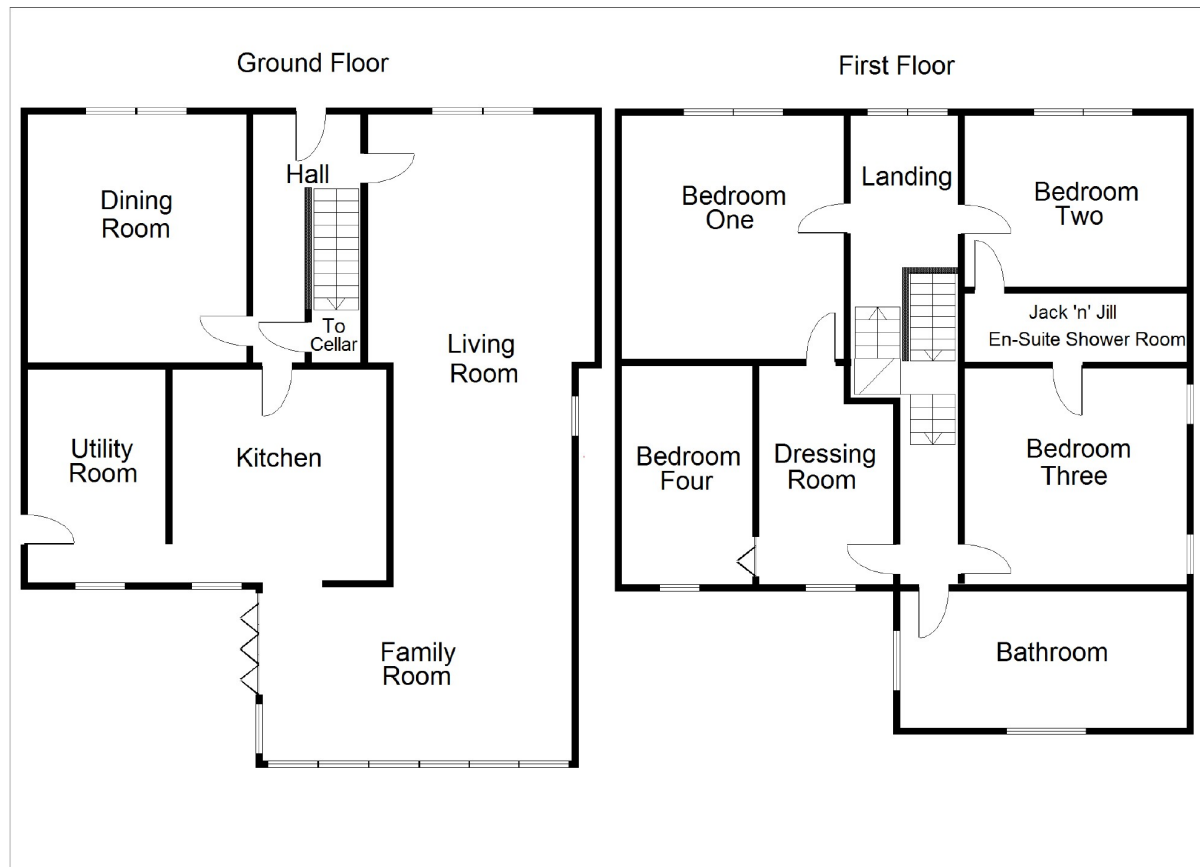
FRONT GARDEN



**ENERGY
RATING**

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.