

27 Avenue Terrace, Oxhey Village, WD19 4AP



£389,950
Freehold

AN END OF TERRACE HOUSE with accommodation comprising **ENTRANCE HALL, CLOAKROOM, LOUNGE/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS AND BATHROOM** together with gas central heating, **GARDEN AND PARKING**, Situated in a residential cul de sac location within easy walking distance of Bushey Station (Euston Line) and close to all amenities. **NO UPPER CHAIN INTERNAL VIEWING RECOMMENDED.**

ENTRANCE HALL

Hardwood entrance door, stairs to first floor.

CLOAKROOM

Comprising low level w.c., , wall mounted wash hand basin with tiled splash back, frosted window to front.

KITCHEN

10' x 5'9"

(3.05m x 1.75m)

Comprising stainless steel sink unit, range of wall and base units, spaces for washing machine and fridge/freezer, four ring electric hob with extractor hood over and oven below. Part tiled walls, window to front, wall mounted gas boiler concealed within cupboard.



LOUNGE/DINING ROOM

16'3" x 12'1"

(4.95m x 3.68m)

Understairs storage

cupboard, double glazed patio door to garden.



FIRST FLOOR

Landing, access to loft space.

BEDROOM ONE

10'8" x 10'1"

(3.25m x 3.07m)

Range of wardrobes, window to rear.



BEDROOM TWO

10'1" X 10'

(3.07m X 3.05m)

Built in airing cupboard, range of wardrobes, window to front.

BATHROOM

White suite comprising panelled bath, shower screen, pedestal wash hand

basin, low level w.c., part tiled walls, extractor fan, shaver socket, wood laminate flooring.



OUTSIDE

Rear garden extends to approximately 50ft, paved patio area, lawn, summer house and outside lighting. Side pedestrian access.

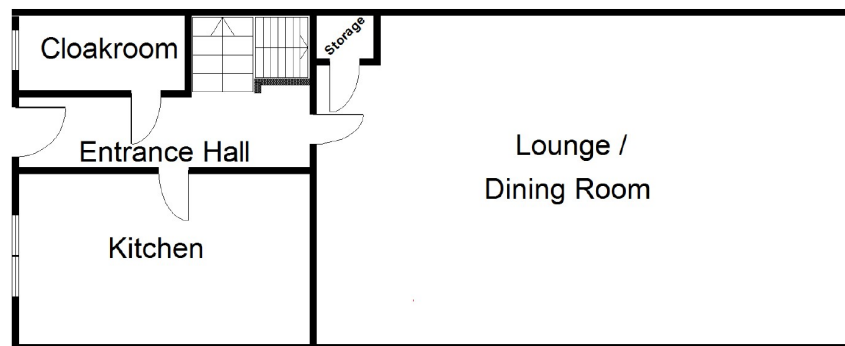


**ENERGY
RATING**

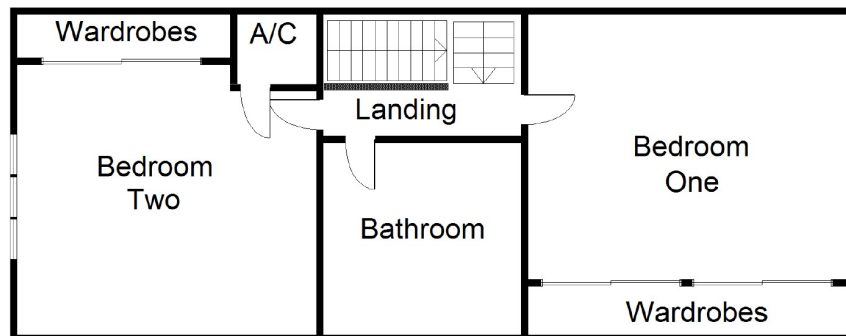
EFFICIENCY



Ground Floor



First Floor



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.