

Cob Cottage, 27b Villiers Road, Oxhey Village, WD19 4AL



£529,950
Freehold

A DOUBLE FRONTED DETACHED HOUSE with SPACIOUS ACCOMMODATION comprising LOUNGE, KITCHEN/DINER, TWO DOUBLE BEDROOMS and BATHROOM together with GAS CENTRAL HEATING, DOUBLE GLAZING, PRETTY COURTYARD GARDEN to the side, OFF STREET PARKING and NO UPPER CHAIN. Situated in A RESIDENTIAL LOCATION IN THE HEART OF OXHEY VILLAGE (NOT WITHIN THE CONSERVATION AREA) WITHIN MINUTES WALK OF BUSHEY STATION (Euston line) local shops and amenities plus Attenborough Fields. INTERNAL VIEWING RECOMMENDED.

ENTRANCE LOBBY

Entrance door to lobby, staircase to first floor.

LOUNGE

18'4" x 13'8"

(5.59m x 4.17m)

Attractive fireplace with wood burning stove, mantel and surround with tiled hearth. Built in storage cupboards, double glazed window to front.



KITCHEN/DINER

18'4" x 8'3"

(5.59m x 2.51m)

Comprising stainless steel sink unit, range of wall and base units, spaces for washing machine, dishwasher, fridge/freezer and tumble drier. Five ring gas stainless steel hob, stainless steel extractor hood over and double oven within housing. Part tiled walls, inset spotlights, double glazed windows to front and side. Double glazed stable door to outside.



FIRST FLOOR

Landing, access to loft, built in storage cupboard, velux skylight.

BEDROOM ONE

17'9" x 10'6"

(5.41m x 3.20m)

Double glazed window to front, built in double wardrobe, velux skylight.

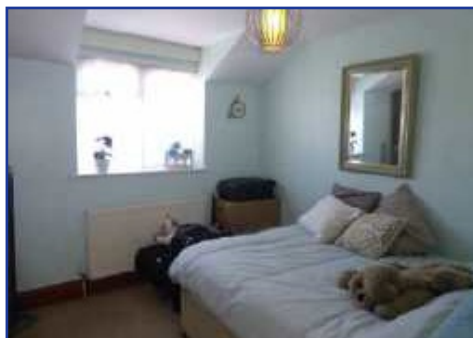


BEDROOM TWO

10'6" x 8'10"

(3.20m x 2.69m)

Built in double wardrobe, double glazed window



BATHROOM

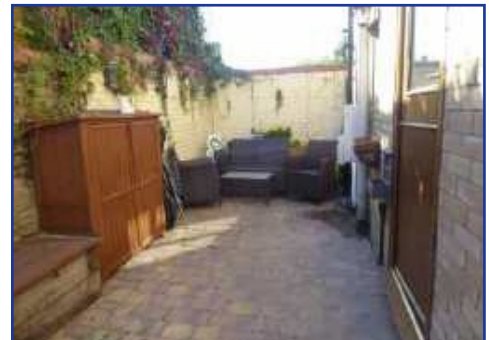
White suite comprising panelled bath with independent shower over, shower screen, low level w.c., with concealed cistern, wash hand basin with vanity unit below. Part tiled walls, extractor fan, towel rail radiator, velux window.



OUTSIDE

Courtyard garden to the side with paved patio, garden shed and access to front.

Front garden – block paved driveway providing off street parking for 2 cars.



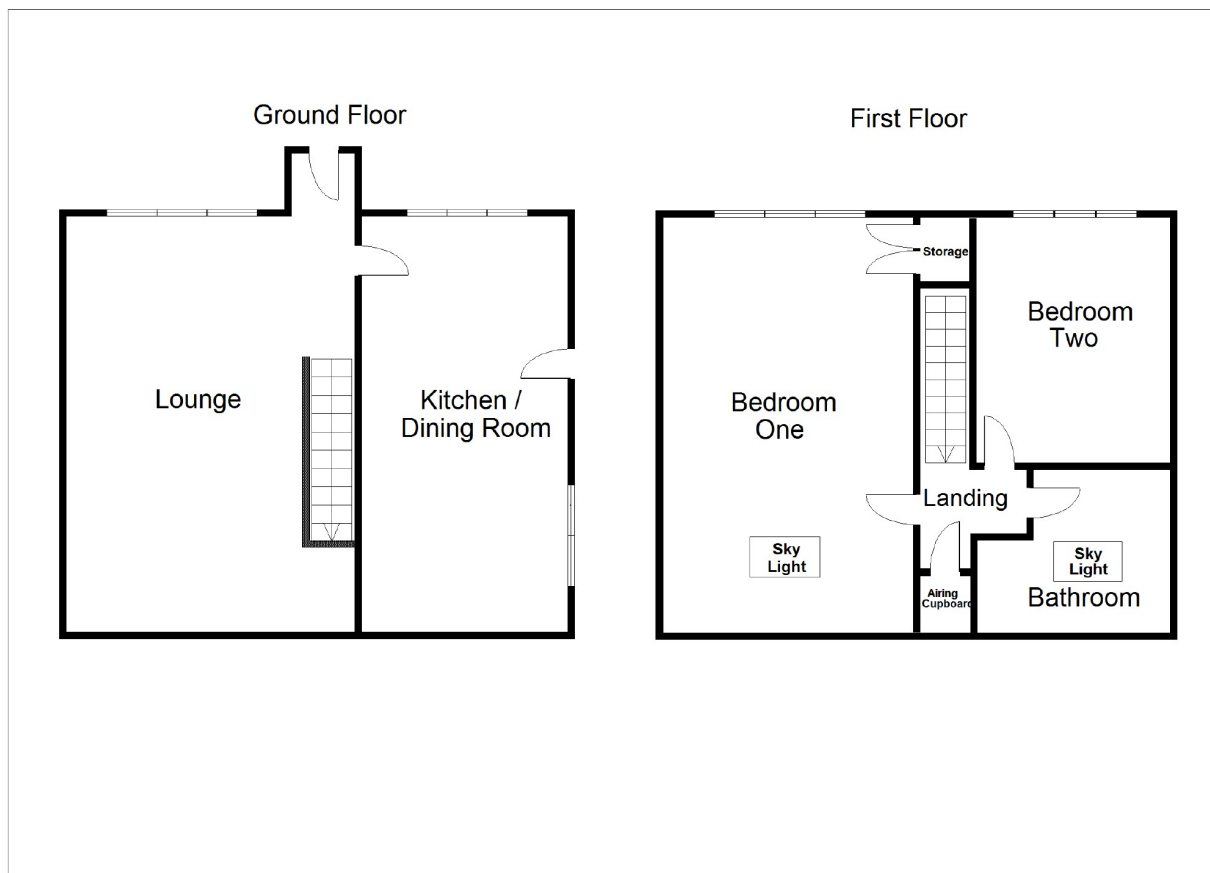
N.B.

This property is not in the conservation area.

**ENERGY
RATING**

C

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.