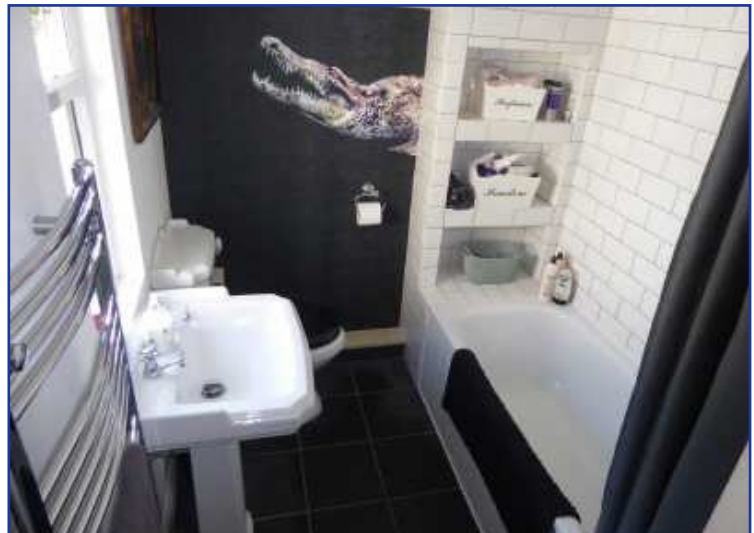


8 Villiers Road, Oxhey Village, WD19 4AH



£418,000
Freehold

- Lounge
- Dining room
- Kitchen/breakfast room
- Cloakroom
- Two bedrooms
- Bathroom (off landing)
- Gas central heating
- Double glazing

A MID TERRACED COTTAGE which has been extended on the ground floor to provide LOUNGE, OPEN PLAN DINING ROOM, KITCHEN AND BREAKFAST AREA, CLOAKROOM, TWO BEDROOMS AND BATHROOM, ALL OFF LANDING. Together with gas central heating, double glazing and a LARGE REAR GARDEN. Situated in the heart of Oxhey Village within a short walk of Bushey Station (Euston Line) and close to local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED>

GROUND FLOOR

Entrance door to:

LOUNGE

14'0" x 11'0"
(4.27m x 3.35m)

Feature cast iron fireplace with mantel and surround, TV and telephone points, built in storage cupboard and display shelving to alcove areas, wood flooring, double glazed bay window to front with shutter blinds, opening to open plan areas.



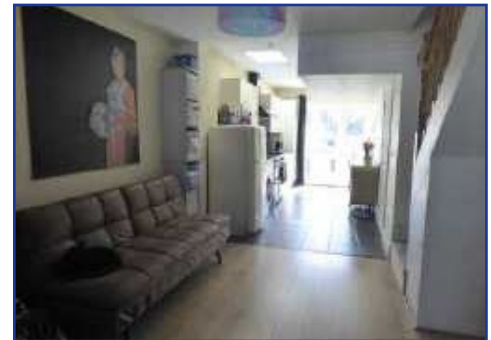
KITCHEN/DINING/BREAKFAST ROOM

29'0" x 11'0"

(8.84m x 3.35m)

Dining area: staircase to first floor, understairs storage cupboard, wood flooring.

Kitchen/breakfast area: Comprising inset acrylic sink unit, range of wall and base units, range style gas cooker with extractor hood over, integrated dishwasher, spaces for washing machine and fridge/freezer, part tiled walls, tiled floor, velux windows,



CLOAKROOM

Comprising low level w.c., pedestal wash hand basin, extractor fan, tiled floor.

FIRST FLOOR

Landing, access to loft space, built in storage cupboard.

BEDROOM ONE

12'4" x 11'0"

(3.76m x 3.35m)

Feature open fireplace, double glazed window to front.



BEDROOM TWO

12'0" x 6'0"

(3.66m x 1.83m)

Double glazed window to rear.



OUTSIDE

Rear garden extends to approx 120ft, paved patio area, lawn, mature trees. Front: Flower borders.

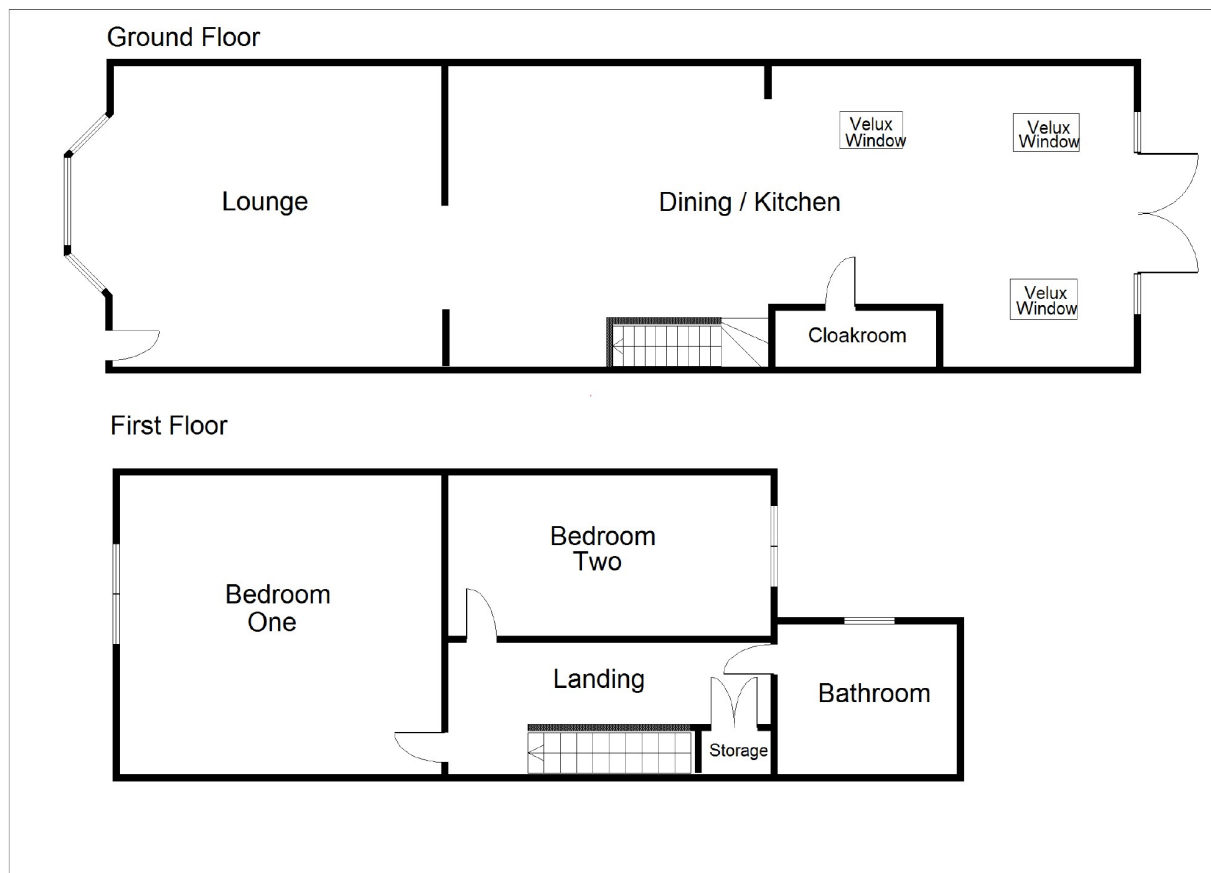
**ENERGY
RATING**
F

EFFICIENCY

BATHROOM

White suite comprising panelled bath, separate shower over, shower curtain and rail, pedestal wash hand basin, low level w.c., towel rail radiator, part tiled walls, tiled floor, double glazed frosted window to side.





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.