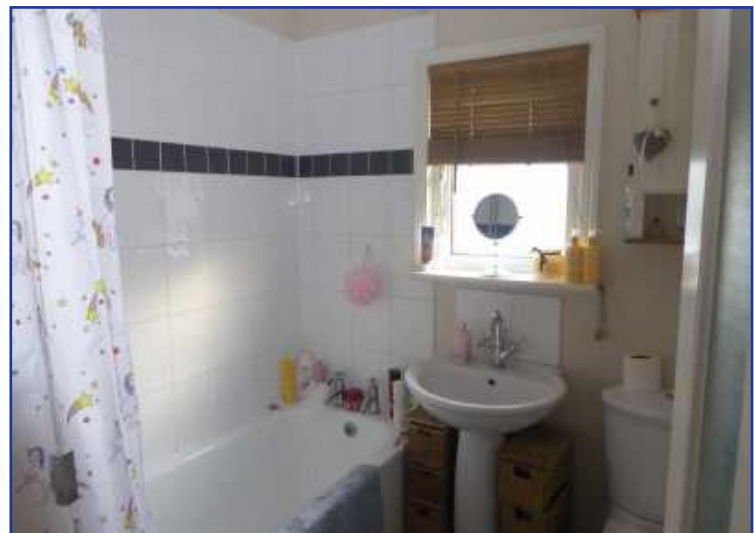




**28b Chalk Hill, Oxhey Vilage, WD19 4BX**



**£295,000**  
**Leasehold – Share Of Freehold**

A SPACIOUS TWO BEDROOM SPLIT LEVEL MAISONETTE situated only A SHORT WALK FROM BUSHEY STATION (Euston 18 MINUTES) and with excellent local schools and shopping facilities also within a short walk. The accommodation comprises on the ground floor TWO RECEPTION ROOMS AND KITCHEN and TWO BEDROOMS AND BATHROOM on the first floor. The property benefits from GAS CENTRAL HEATING, DOUBLE GLAZING and its own PRIVATE REAR GARDEN.

### GROUND FLOOR

Double glazed entrance door to;

### KITCHEN

8'7" x 8'1"

(2.62m x 2.46m)

Comprising single stainless steel sink unit, range of wall and base units, four ring gas hob, stainless steel oven below, stainless steel extractor hood over, integrated fridge/freezer, space for washing machine, part tiled walls and tiled floor. Opening to lounge and staircase to first floor.



### RECEPTION ONE

12'4" x 10'9"

(3.76m x 3.28m)

Double glazed window to side and double opening doors leading to second reception room.



### RECEPTION TWO

12'2" x 11'10"

(3.71m x 3.61m)

Double glazed frosted window to side, double glazed bi fold doors leading to rear garden. Vaulted ceiling and wooden flooring.

### FIRST FLOOR

Landing – access to loft space and built in airing cupboard.



### BEDROOM ONE

12'3" x 9'8"

(3.73m x 2.95m)

Double glazed window to rear and built in double wardrobe.



### BATHROOM

White suite comprising panelled bath, separate shower over with curtain and rail, part tiled walls, pedestal wash hand basin and low level WC. Double

glazed frosted window to side and inset spotlights.



### BEDROOM TWO

10'5" x 6'

(3.18m x 1.83m)

Double glazed window to side and wood laminate flooring.

### OUTSIDE

Rear garden extends to approximately 30ft.



### ENERGY RATING

E

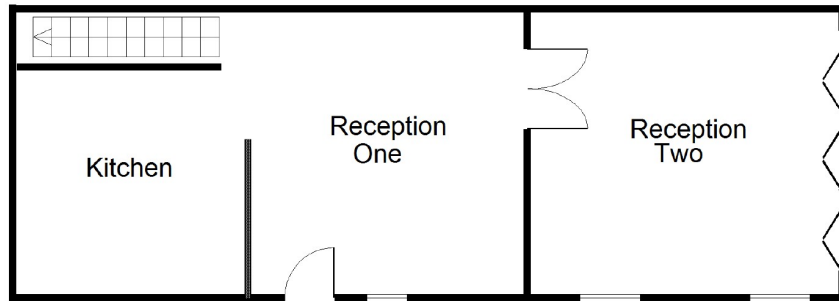
### EFFICIENCY

### LEASE

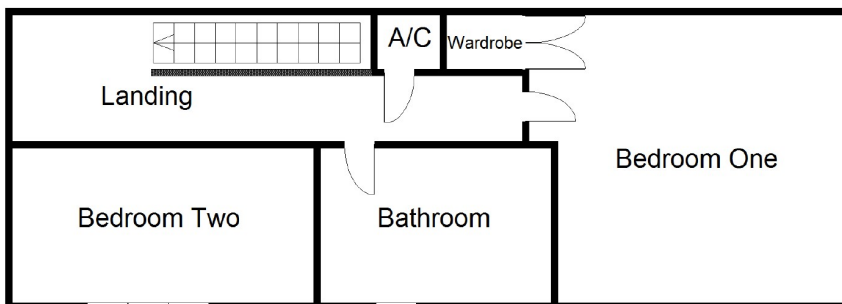
Our client advises us that there is a share of the freehold, but we will be unable to check this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.



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.