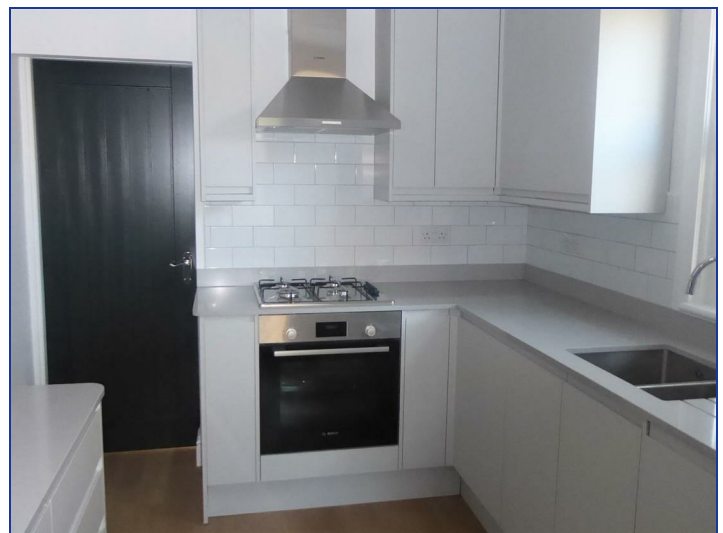




11 Oxhey Avenue, Oxhey Village, WD19 4HF
£1,800 Per Calendar Month



A MID TERRACE HOUSE HAVING UNDERGONE EXTENSIVE RENOVATION IN EXCELLENT ORDER THROUGHOUT, OFFERING SPACIOUS ACCOMMODATION COMPRISING ENTRANCE HALL, LOUNGE/DINING ROOM, KITCHEN, UTILITY AREA, CLOAKROOM, THREE BEDROOMS AND FAMILY BATHROOM together with gas central heating, double glazing and gardens. UNFURNISHED, AVAILABLE IMMEDIATELY.

- Entrance hall
- Cloakroom
- Gas ch, dble glazing

ENTRANCE HALL

Double glazed entrance door, laminate flooring. Door to lounge/dining room.

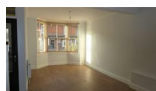
LOUNGE/DINING ROOM

26'0" x 13'3"



Feature cast iron fireplace with ceramic tiled inserts, tiled hearth, stairs to first floor, double glazed bay sash windows to front, double glazed sash window to rear. laminate flooring, door to kitchen.

LOUNGE/DINING ROOM VIEW



KITCHEN

12'6" x 8'6"



Range of wall and base units, inset stainless steel butler sink, fridge, freezer, integrated dishwasher, four ring stainless steel gas hob with stainless steel extractor hood and oven below. Part tiled walls, laminate flooring, double glazed window to side and window to rear. Opening to utility room.

- Lounge/ dining room
- Three bedrooms
- Gardens

KITCHEN VIEW



UTILITY ROOM

Washing machine and tumble drier, tiled floor, double glazed door to garden, door to cloakroom.

CLOAKROOM

Low level w.c., wall mounted gas boiler, extractor fan.

FIRST FLOOR

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

BEDROOM ONE

13'6" x 13'3"



Double glazed bay sash window to front.

BEDROOM TWO

12'0" x 8'3"



Double glazed sash window to rear.

- Kitchen plus utility room
- Bathroom

BEDROOM THREE

8'2" x 6'4" + door recess

Double glazed sash window to rear.

BATHROOM



Panelled bath with separate shower over, shower screen, wash hand basin with vanity unit below, low level wc., towel rail radiator, tiled walls and floor, double glazed frosted window to side.

OUTSIDE



Rear garden extends to approximately 70ft, paved patio area, lawn, flower borders, garden shed and rear pedestrian access.

ENERGY EFFICIENCY RATING

D

COUNCIL TAX BAND

D

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.