



Heather Cottage 203 Pinner Road, Oxhey Village, WD19 4ET

£279,950 Freehold



A MID TERRACED COTTAGE, CLOSE TO WATFORD HEATH , FULL OF CHARM AND CHARACTER WITH BEAMED CEILINGS, GAS CENTRAL HEATING, DOUBLE GLAZING AND A COURTYARD GARDEN. ACCOMMODATION COMPRISES LOUNGE, FITTED KITCHEN, DOUBLE BEDROOM AND BATHROOM OFF LANDING. Situated in a residential location adjacent to Watford Heath and within a very short walk of Bushey Station (Euston Line), close to local shops and amenities. INTERNAL VIEWING RECOMMENDED. NO CHAIN.

- Lounge
- Double bedroom
- Gas central heating
- Garden
- Fitted Kitchen
- Bathroom
- Double glazing
- NO CHAIN

GROUND FLOOR

Entrance door to:

LOUNGE

11'8" x 11'2"



Feature open brick fireplace with gas coal effect fire, beamed ceiling, laminate flooring, double glazed window to front, latch door to kitchen.

LOUNGE VIEW



KITCHEN

8'9" x 4'6"



Comprising stainless steel sink unit, range of wall and base units, fridge,

washer/drier, electric cooker, inset spotlights, tiled floor, double glazed window to rear, double glazed door to garden, stairs to first floor.

KITCHEN VIEW



FIRST FLOOR

Landing, built in cupboard housing gas combi boiler, wood stripped floor, double glazed window to rear.

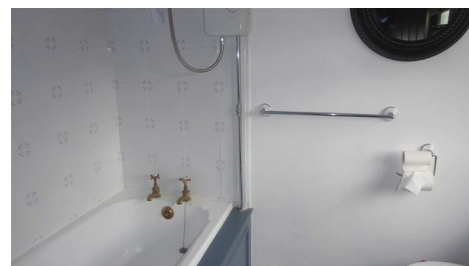
BEDROOM

11'4" x 10'7"



Beamed ceiling, wood stripped flooring, double and secondary glazed window to the front.

BATHROOM



White suite comprising panelled bath with separate shower over, wash hand basin, low level w.c, part tiled walls, wood stripped flooring, frosted double glazed window to the rear.

OUTSIDE

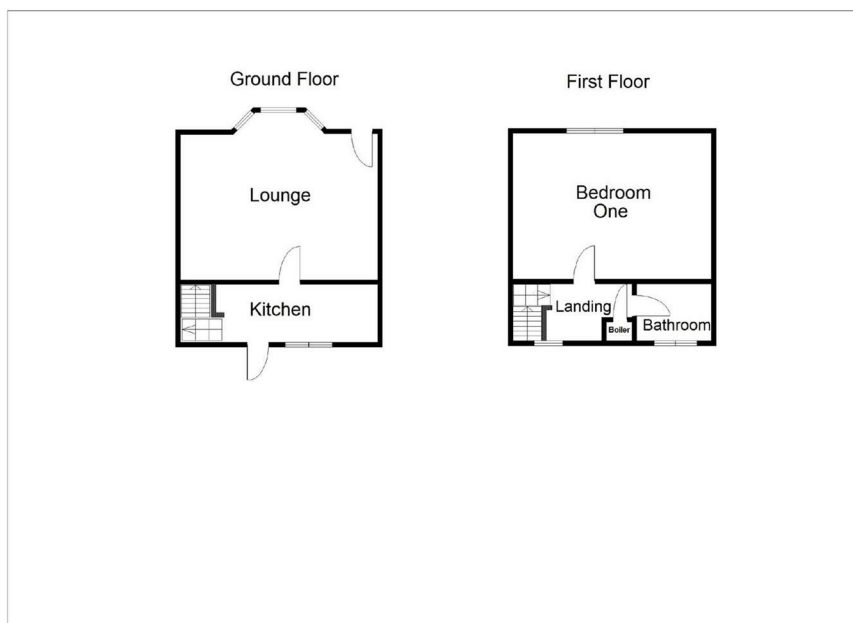


Courtyard rear garden, large storage shed, pedestrian right of way.

ENERGY EFFICIENCY RATING

COUNCIL TAX BAND

C



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.