



130 Pinner Road, Oxhey Village, WD19 4EH
£549,950



- Entrance hall
- Dining room
- Breakfast room
- Three bedrooms
- Gardens
- Lounge
- Kitchen
- Cloakroom
- Bathroom
- Viewing Recommended

A VICTORIAN TERRACED HOUSE OFFERED IN EXCELLENT ORDER WITH MANY FEATURES INCLUDING WORKING FIREPLACE, CAST IRON RADIATORS, STRIPPED WOOD FLOORS AND DOORS, SASH WINDOWS AND SPACIOUS ACCOMMODATION. ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, BREAKFAST ROOM, CLOAKROOM, THREE BEDROOMS AND FAMILY BATHROOM together with gas central heating, part double glazing and a lovely rear garden. Situated in a residential location within a very short walk of Bushey Station (Euston Line). local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED.

ENTRANCE HALL

Hardwood entrance door, stairs to first floor.

LOUNGE

13'4" x 12'8"

Feature cast iron working fireplace, tied hearth, built in storage cupboards to alcoves, stripped wood flooring, picture rails, cornicing, double glazed bay sash windows to front with shutter blinds. Door to dining room.

LOUNGE



LOUNGE VIEW



LOUNGE BAY



FIREPLACE



DINING ROOM

11'10" x 10'11"



Built in under stairs storage cupboard, picture rails, cornicing, stripped wood floor, double glazed sash window to rear. Door to kitchen.

DINING VIEW



KITCHEN

13'9" x 8'10"



Range of base units, inset butler sink unit, spaces for washing machine, dish washer, fridge/freezer and range style gas cooker, wall mounted gas boiler, part tiled walls, tiled floor, inset spotlights, double glazed sash window to side, stable door to breakfast room.

BREAKFAST ROOM

9'6" x 6'0"



Tiled floor, windows with views overlooking rear garden, door to outside. Door to cloakroom.

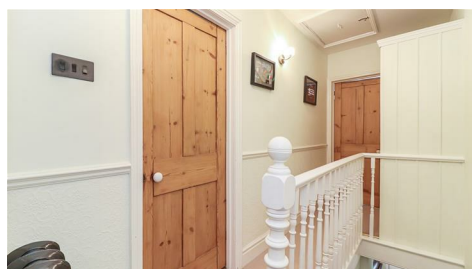
CLOAKROOM

Low level w.c., wall mounted wash and basin, tiled floor, frosted window to side.

FIRST FLOOR

Landing, access to loft space, built in storage cupboard, dado rail, uplighter.

LANDING



BEDROOM ONE

12'7" to breast x 11'0"



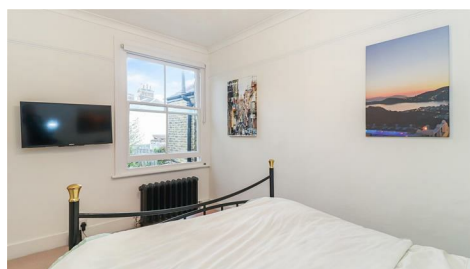
Built in wardrobes, picture rails, double glazed sash windows to front.

BEDROOM ONE VIEW



BEDROOM TWO

12'1" x 8'6"



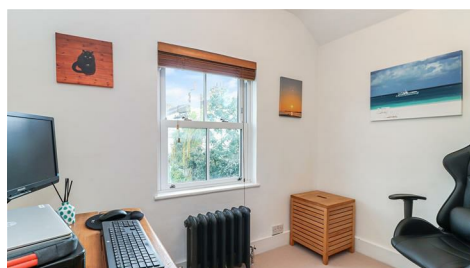
Picture rails, sash window to rear.

BEDROOM TWO VIEW



BEDROOM THREE

8'9" x 8'1"



Double glazed window to rear.

BATHROOM



'P' shaped bath with separate shower over, shower screen, low level w.c., pedestal wash hand basin, towel rail radiator, inset spotlights, extractor fan, tiled walls and floor, double glazed frosted window to side.

OUTSIDE



Rear garden extends to approx 40ft, gravelled paths, paved area, flower beds, lawn, patio area. Rear pedestrian access. Front, Paved with attractive pebbled area.

GARDEN VIEW 2



FRONT DOOR

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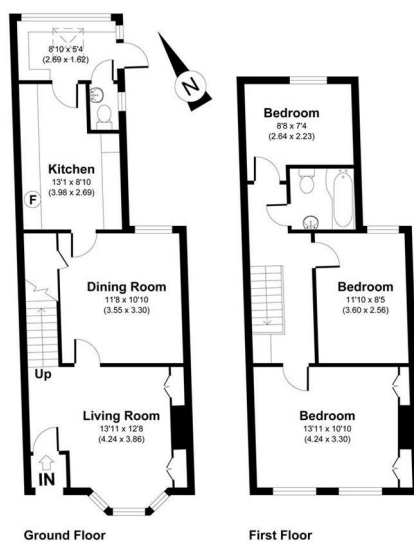


ENERGY EFFICIENCY RATING

D

COUNCIL TAX BAND





Pinner Road, WD19

APPROXIMATE GROSS INTERNAL AREA 930 SQ FT / 86.39 SQ M
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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.