



15 Elm Avenue, Oxhey, WD19 4BD

£770,000 Freehold



- Entrance porch
- Lounge/dining room
- Kitchen/breakfast room
- Two double bedrooms
- Gardens
- Reception hall
- Additional reception room
- Conservatory
- Shower room
- Garage and off street parking

AN EXTENDED DETACHED BUNGALOW WITH SPACIOUS ACCOMMODATION COMPRISING; ENTRANCE PORCH, RECEPTION HALL, LOUNGE/DINING ROOM, ADDITIONAL RECEPTION ROOM, KITCHEN/BREAKFAST ROOM, CONSERVATORY, TWO/THREE DOUBLE BEDROOMS AND SHOWER ROOM. Together with gas central heating, double glazing, DETACHED GARAGE, OFF STREET PARKING AND A LOVELY REAR GARDEN. Situated in a residential cul de sac location with access to Bushey Station (Euston Line) and all local amenities. INTERNAL VIEWING RECOMMENDED.NO CHAIN.

ENTRANCE PORCH

Double glazed windows to front, hardwood entrance door. Glazed door to reception hall.

RECEPTION HALL



Stairs to first floor, understairs storage cupboard, built in coats cupboard, double glazed window to front.

LOUNGE/DINING ROOM

24'3" x 11'6"



Feature fireplace with tiled inserts and hearth, mantel and surround, double glazed window overlooking conservatory, double glazed french doors to conservatory.

LOUNGE VIEW



CONSERVATORY

24'0" x 7'0"



Laminate flooring, double glazed windows with views to garden.

ADDITIONAL RECEPTION/BEDROOM THREE

15'0" x 12'4"



Feature fireplace with stone display areas, double aspect with double glazed frosted windows to side and double glazed bay window to front.

KITCHEN/BREAKFAST ROOM

15'3" x 12'2"



Extensive range of wall and base units, stainless steel sink unit, space for washing machine, integrated fridge/freezer, four ring stainless steel gas hob with extractor hood over, double oven within housing, wall mounted gas boiler concealed within cupboard, double aspect with double glazed windows to rear and side, double glazed door to outside.

BEDROOM ONE

13'6" 9'2" to robes

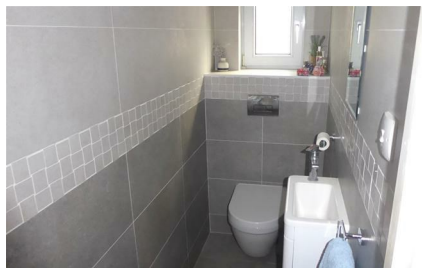


Full range of wardrobes, double glazed window to front.

SHOWER ROOM

Walk in shower cubicle, pedestal wash hand basin, tiled walls, built in airing cupboard, tiled walls. double glazed frosted window to side.

SEPARATE WC



Low level w.c., with concealed cistern, wash hand basin with vanity unit, tiled walls and floor, frosted double glazed window to side.

FIRST FLOOR

Landing.

BEDROOM TWO

16'3" x 12'2"



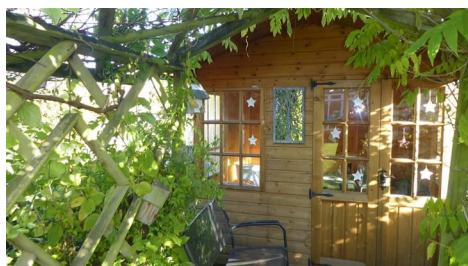
Range of built in eaves storage cupboards, double glazed window to rear.

OUTSIDE



Rear garden extends to approx 70ft, pave area, lawn, variety of mature trees and shrubs, summer house, detached garage. Carport to side. Front: Driveway providing off street parking spaces.

GARDEN VIEW



GARDEN VIEW 2

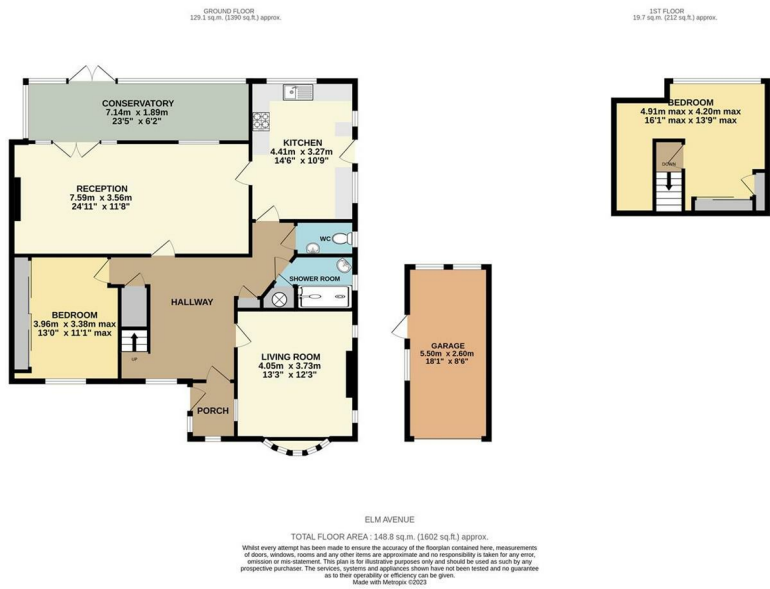


ENERGY EFFICIENCY RATING

COUNCIL TAX BAND

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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.