



90 Villiers Road, Oxhey Village, WD19 4AJ  
£425,000 Freehold





**A MID TERRACE COTTAGE IN NEED OF SOME UPDATING WITH LARGER THAN AVERAGE ACCOMMODATION, COMPRISING, ENTRANCE PORCH, TWO RECEPTION ROOMS, CELLAR, KITCHEN, TWO BEDROOMS AND SHOWER ROOM (all off landing). Together with gas central heating, double glazing and an BEAUTIFUL 200 FT GARDEN AT THE REAR. Situated in the heart of Oxhey Village within a short walk of Bushey Station (Euston Line), Attenborough Fields, local shops, schools and amenities. VIEWING RECOMMENDED. NO UPPER CHAIN.**

- Entrance porch
- Kitchen
- Shower room
- Double glazing
- No upper chain
- Two reception rooms
- Two bedrooms
- Gas central heating
- Beautiful long garden

#### ENTRANCE PORCH

Double glazed entrance door, double glazed window to side, entrance door to lounge.

#### RECEPTION ONE

13'9" x 11'9"



Double glazed bay window to front, opening to reception two.

#### RECEPTION TWO

13'3" x 11'0"



Feature fireplace with mantel and surround, access to cellar, opening to kitchen, double glazed door to garden.

#### CELLAR

13'2" x 11'6"



#### KITCHEN

13'0" x 6'0"



Range of wall and base units, four ring gas hob, oven below, spaces for washing machine and fridge/freezer, double glazed windows to side and rear.

#### FIRST FLOOR

Landing, access to loft space.

#### BEDROOM ONE

15'3" x 12'0"



Feature cast iron fireplace with ceramic tiled inserts, mantel and surround, built in cupboard, double glazed windows to front.

#### BEDROOM TWO

11'6" x 10'6"



Built in cupboard, double glazed window to rear.

#### SHOWER ROOM

11'9" x 8'4"



Tiled shower cubicle, low level w.c., bidet, wash hand basin with vanity unit, built in airing cupboard housing wall mounted gas boiler, part tiled walls, double glazed frosted window to rear.

#### OUTSIDE



Beautiful rear garden extends to approx 200ft, paved patio areas, well stocked flower borders, variety of mature trees and shrubs, garden sheds, pergolas.  
Front: Paved area.

#### GARDEN VIEW







#### 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.