



16 Field Road, Oxhey Village, WD19 4DR
£710,000 Freehold



A MID TERRACE EXTENDED FAMILY HOME OFFERED IN EXCELLENT DECORATIVE ORDER WITH SPACIOUS ACCOMMODATION COMPRISING, ENTRANCE HALL, LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE, SUPERB KITCHEN/ DINING / FAMILY ROOM, THREE BEDROOMS AND TWO BATHROOMS. Together with gas central heating, double glazing and a pretty rear garden. Situated in a residential location in the heart of Oxhey Village within a short walk of Bushey Station (Euston Line), local shops, schools and Attenbrough Fields. INTERNAL VIEWING RECOMMENDED.

ENTRANCE HALL

Entrance door with etched glass windows, stairs to first floor, Amtico flooring.

LOUNGE

13'7 x 10'6



Feature gas coal effect fireplace with mantel and surround, picture rails, cornicing, double glazed bay window to front.

LOUNGE VIEW



KITCHEN/ DINING /FAMILY ROOM

Extensive range of units, inset stainless steel sink unit with hot water tap, four ring gas hob, stainless steel extractor hood, built in combi oven and microwave, island incorporating integrated fridge and freezer and integrated dishwasher, built in larder cupboard plus additional storage cupboard, inset spotlights, picture rails, cornicing, Amtico flooring with underfloor heating in kitchen area, double glazed window to rear, opening to family/dining area.

KITCHEN VIEW

12,6 x 11,2



KITCHEN VIEW 1



DINING /FAMILY AREA

14'9 x 9'3



Picture rails, cornicing, inset spotlights, Amtico flooring, double aspect with double glazed frosted window to side, double glazed bi fold doors to garden.

DINING FAMILY ROOM VIEW



FIRST FLOOR

Landing, access to loft space, which houses gas boiler and hot water tank, built in storage cupboard with plumbing for washing machine and storage space, inset spotlights, picture rails.

LANDING



BEDROOM ONE

14' x 13'7

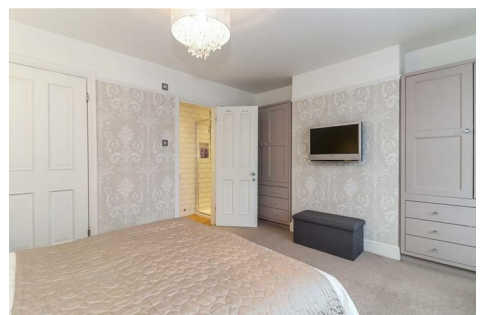


Range of fitted wardrobes incorporating drawer units, picture rails, double glazed bay window to front, door to ensuite shower room.

BEDROOM ONE VIEW



BEDROOM ONE VIEW 2



ENSUITE SHOWER ROOM

Shower cubicle, wall mounted wash hand basin, low level w.c., with concealed cistern, tiled walls, Amtico flooring, inset spotlights, extractor fan.

BEDROOM TWO

9'7 x 8'3



Range of wardrobes, inset spotlights, double glazed window to rear.

BEDROOM THREE

9'3 x 7'11



Double glazed window to rear.

FAMILY BATHROOM

6'4 x 6'1



Panelled bath, wash hand basin with vanity unit, low level w.c., with concealed cistern, tiled walls and tiled floor with underfloor heating, inset spotlights, double glazed frosted window to side.

OUTSIDE



Rear garden extends to approx 60ft, paved patio area, pergola, lawn, flower borders, garden shed with power, outside power sockets, rear pedestrian access.

GARDEN VIEW



REAR VIEW



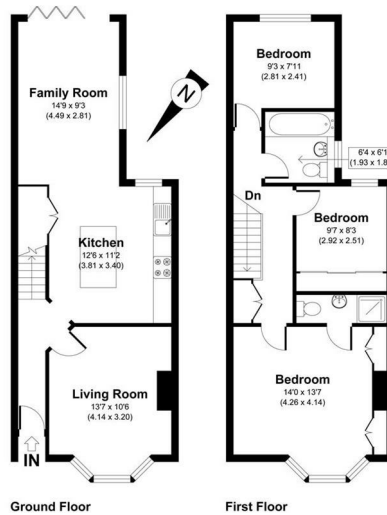
COUNCIL TAX BAND

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ENERGY EFFICIENCY RATING

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Field Road, WD19

APPROXIMATE GROSS INTERNAL AREA 976 SQ FT / 90.71 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.