



1c Silk Mill Road, Oxhey, WD19 4JW

**A 3 BEDROOM SEMI TERRACED HOUSE
ENTRANCE PORCH
21FT THROUGH LOUNGE, KITCHEN
CONSERVATORY
3 BEDROOMS, BATHROOM
GAS CENTRAL HEATING & DOUBLE GLAZING
REAR GARDEN
INTEGRAL GARAGE & OFF STREET PARKING
CONVENIENT RESIDENTIAL LOCATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £475,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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www.churchillsbushey.co.uk

ENTRANCE PORCH

Glazed door to

THROUGH LOUNGE

21'1" (6.43m) x 10'5" (3.18m)
Max
Double glazed windows to the front and rear, staircase to the first floor



KITCHEN

9'7" (2.92m) x 6'9" (2.06m)
Range of wall and base units with working surfaces, built in AEG electric oven & gas hob, plumbing for washing machine, part tiled walls, tiled floor, double glazed window to the rear and double glazed door leading to



CONSERVATORY

15'7" (4.75m) x 8'0" (2.44m)
Double glazed conservatory with sliding doors leading on to the garden



FIRST FLOOR LANDING

Access to loft, cupboard housing Worcester Bosch gas fired central heating boiler

BEDROOM 1

11'0" (3.35m) x 8'9" (2.67m)
Double glazed window to the front



BEDROOM 2

9'8" (2.95m) x 8'3" (2.51m)
Double glazed window to the rear

BEDROOM 3

9'4" (2.84m) x 6'8" (2.03m)
Double glazed window to the front, fitted wardrobe cupboards

OUTSIDE

REAR GARDEN

Patio area, lawn and borders,
garden shed, gated rear
access, outside lighting

INTEGRAL GARAGE

Up and over door to the front

OFF STREET PARKING

To the front of the property via
own drive

COUNCIL TAX

Three Rivers District Council

Tax Band D

£2011.91 2022/2023



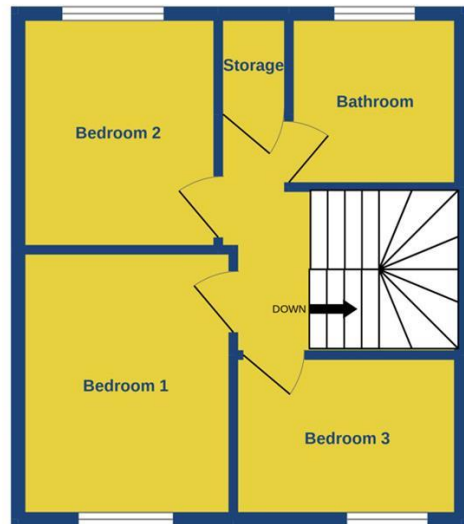


FLOORPLAN

Ground Floor

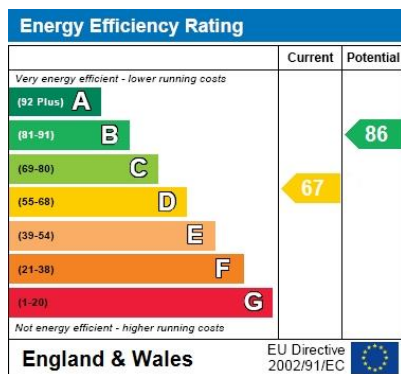


1st Floor



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**ENERGY PERFORMANCE
GRAPH**



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