



61 Pinner Road, Oxhey, WD19 4EG

**A 3 BEDROOM TERRACED HOUSE
IN NEED OF COMPLETE MODERNISATION
ENTRANCE PORCH, HALLWAY
2 SEPARATE RECEPTION ROOMS
KITCHEN
GROUND FLOOR BATHROOM
3 BEDROOMS ON FIRST FLOOR WITH BEDROOM 3 OFF BEDROOM 2
DOUBLE GLAZING
60ft REAR GARDEN
CONVENIENT LOCATION CLOSE TO BUSHEY STATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £335,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

ENTRANCE PORCH

Door to

HALLWAY

Staircase to first floor

RECEPTION ROOM 2

13'0" (3.96m) Into Bay x 7'9" (2.36m)
 Tiled fire place feature, double glazed windows to front bay

**RECEPTION ROOM 1**

11'0" (3.35m) x 10'2" (3.1m)
 Fitted gas fire, cupboard under the stairs, double glazed window to the rear, door to

**KITCHEN**

8'0" (2.44m) x 5'9" (1.75m)
 Base units and wall cupboards, working surfaces with inset sink unit, cooker point, double glazed window, door to lean to and rear lobby

**REAR LOBBY**

Door to cloakroom and bathroom

WC

Low flush wc, double glazed window

GROUND FLOOR BATHROOM

5'7" (1.7m) x 4'7" (1.4m)
 Panelled bath, wash hand basin, double glazed window to the rear

**LEAN TO**

Door to the garden

FIRST FLOOR**BEDROOM 1**

11'2" (3.4m) x 10'4" (3.15m)
 Cupboard over stairs, double glazed window to the front

BEDROOM 2

11'2" (3.4m) x 10'2" (3.1m)
Double glazed window and door to



BEDROOM 3

8'0" (2.44m) x 5'9" (1.75m)
Double glazed window to the side

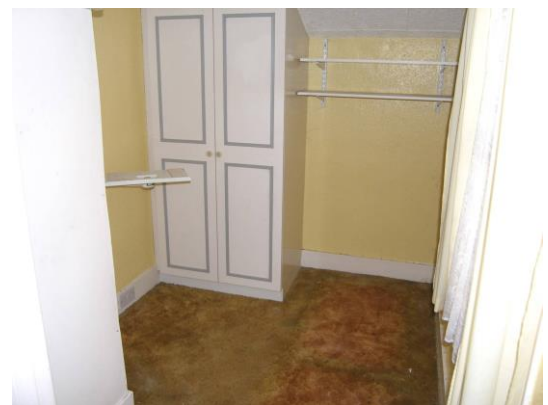
OUTSIDE

REAR GARDEN

60ft approx.
Overgrown, greenhouse, gated pedestrian rear access

COUNCIL TAX

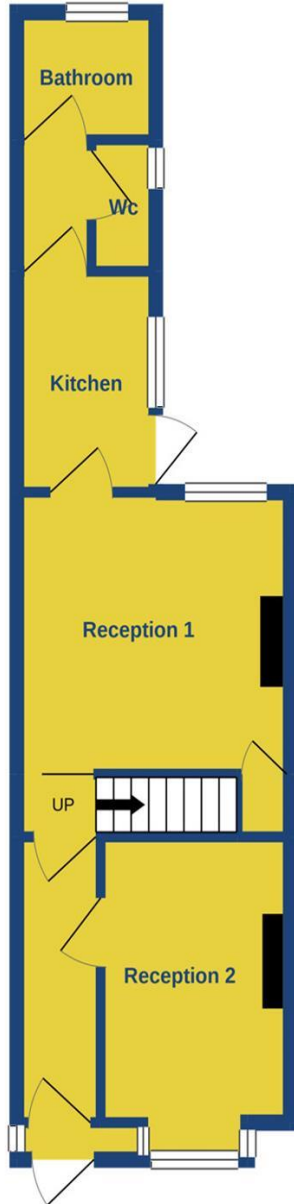
Watford Borough Council Tax
Band D £1886.00 (2020-2021)



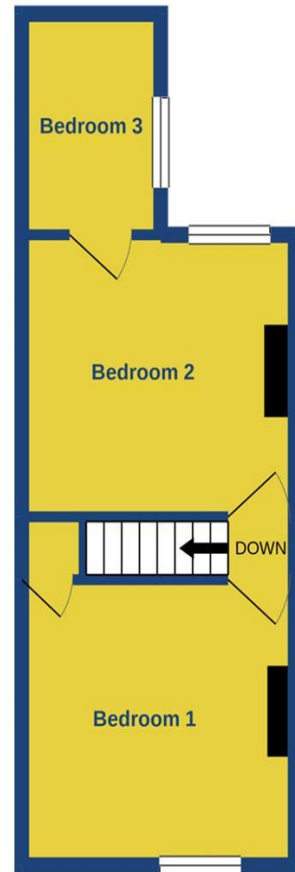


FLOORPLAN

Ground Floor

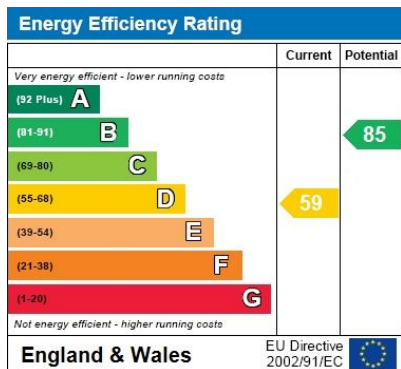


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**ENERGY PERFORMANCE
GRAPH**



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