



48 Capel Road, Oxhey Village, WD19 4AE

**A 2 BEDROOM TERRACED COTTAGE IN THE HEART OF OXHEY VILLAGE
COMPLETELY REFURBISHED THROUGHOUT
INTERNAL VIEWING STRONGLY RECOMMENDED
2 RECEPTION ROOMS
MODERN FITTED KITCHEN WITH SIEMENS APPLIANCES
BOTH BEDROOMS & BATHROOM OFF FIRST FLOOR LANDING
GAS CENTRAL HEATING, DOUBLE GLAZING
DECKED REAR GARDEN
WITHIN A FEW MINUTES WALK OF BUSHEY MAINLINE STATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £399,950 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

FRONT DOOR TO

RECEPTION ROOM 1

12'5" (3.78m) x 12'0" (3.66m)
Large picture double glazed window to front with fitted blind, wood flooring, inset spotlights, meter cupboard, archway to



RECEPTION ROOM 2

12'5" (3.78m) x 11'9" (3.58m)
Shelving to alcove, wood flooring, staircase to first floor with glass sliding, archway to kitchen



FITTED KITCHEN

10'3" (3.12m) x 7'0" (2.13m)
Range of base units and matching wall cupboards, working surfaces with inset sink unit, built in oven, ceramic hob with extract chimney over, built-in dishwasher, space for fridge/freezer, double glazed door to the garden



FIRST FLOOR

Access to the loft

BEDROOM 1

12'5" (3.78m) x 12'3" (3.73m)
Shelving to alcoves, wood flooring, inset spotlights, double glazed window to front with fitted blind



BEDROOM 2

11'9" (3.58m) x 7'6" (2.29m)
Wood flooring, inset spotlights, double glazed window to rear

BATHROOM

7'6" (2.29m) x 7'4" (2.24m)
Plus recess.
Panelled bath with mixer taps and shower attachment, low flush wc, wash hand basin, ladder radiator, plumbing for washing machine, cupboard housing gas fired central heating boiler, inset spotlights.

OUTSIDE

REAR GARDEN

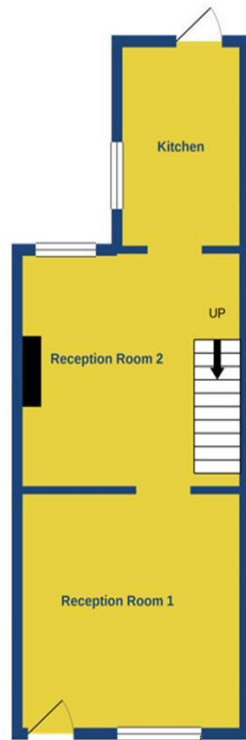
Paved garden with raised decking, large timber shed, gated side access





FLOORPLAN

Ground Floor

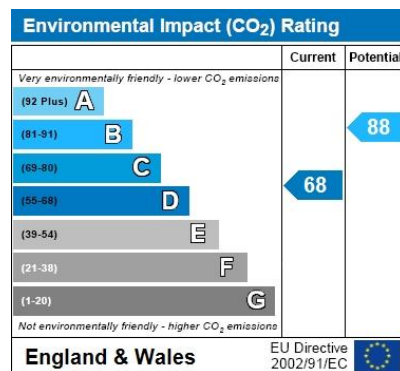
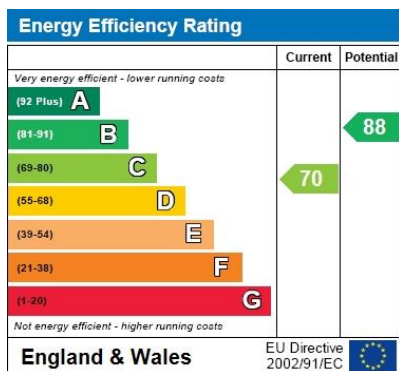


1st Floor



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
GRAPHS**



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