



55 Pinner Road, Oxhey, WD19 4EG

**A 2 DOUBLE BEDROOM TERRACED COTTAGE
RECENTLY REFURBISHED THROUGHOUT
LIVING ROOM, DINING ROOM
KITCHEN, 2 DOUBLE BEDROOMS
BATHROOM (OFF BEDROOM 1)
NEW FLOORING THROUGHOUT
GAS CENTRAL HEATING WITH NEW RADIATORS
TRIPLE GLAZING TO THE FRONT
REAR GARDEN
CONVENIENT LOCATION**

**WITHIN 5 MIN WALKING DISTANCE OF BUSHEY MAINLINE STATION
CLOSE TO LOCAL PRIMARY SCHOOL**

Price £447,000 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

LIVING ROOM

12'8" (3.86m) Into Bay x 11'2" (3.4m)

Double glazed composite door to the front, triple glazed windows to the front bay with fitted shutters, wood flooring, radiator, alcove storage cupboard and shelving



DINING ROOM

13'0" (3.96m) x 11'2" (3.4m)

Staircase to first floor with cupboard under, wood flooring, radiator, double glazed window to the rear, archway leading to



KITCHEN

12'8" (3.86m) x 5'8" (1.73m)

Range of wall and base units, working surfaces, 1 1/2 bowl stainless steel sink unit with drainer, John Lewis built in electric oven, gas hob with extractor fan over, built in fridge, plumbing for washing machine, cupboard housing wall mounted gas fired Ideal central heating boiler, wood flooring, double glazed window to the side and rear, double glazed door leading to the garden



FIRST FLOOR LANDING

BEDROOM 1

10'7" (3.23m) x 10'3" (3.12m)

Double glazed window to the rear, storage cupboard, radiator, door to



BATHROOM

Fully tiled. Panelled bath with independent shower over and glass shower screen, vanity drawer unit incorporating wash hand basin, low flush wc, radiator, inset spot lights, extractor fan, double glazed window to the side

BEDROOM 2

11'2" (3.4m) x 10'5" (3.18m)
Triple glazed window to the front, airing cupboard housing lagged hot water cylinder, radiator, storage cupboard, access to loft



OUTSIDE

REAR GARDEN

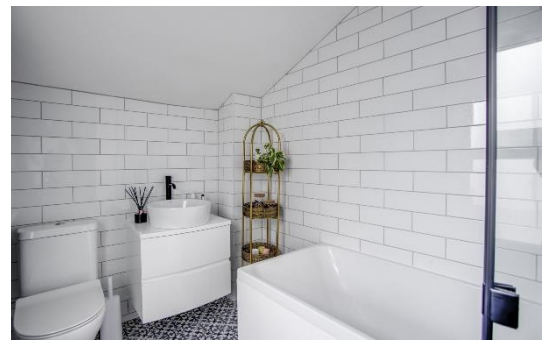
Patio area, lawn, garden shed, gated rear access

COUNCIL TAX

Watford Borough Council

Tax Band C

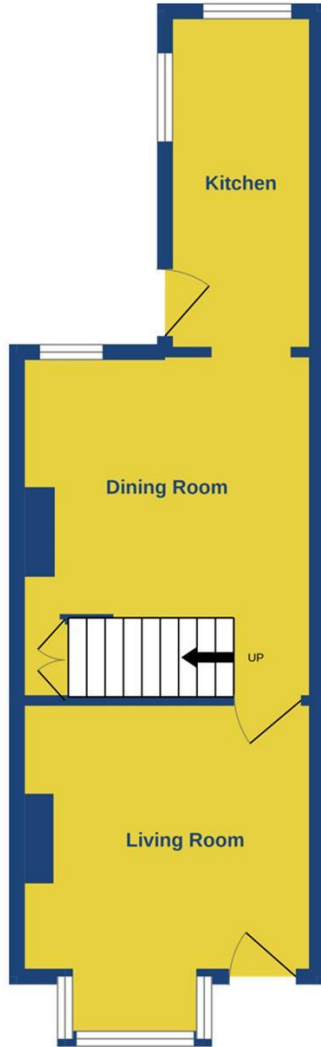
£1808.63 2022/2023





FLOORPLAN

Ground Floor

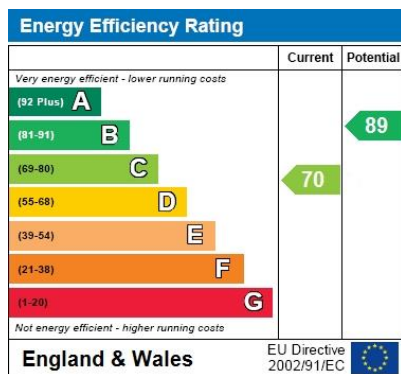


1st Floor



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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