



68 Pinner Road, Oxhey, WD19 4ED

Price £630,000 Freehold

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 ChurchillsBushey





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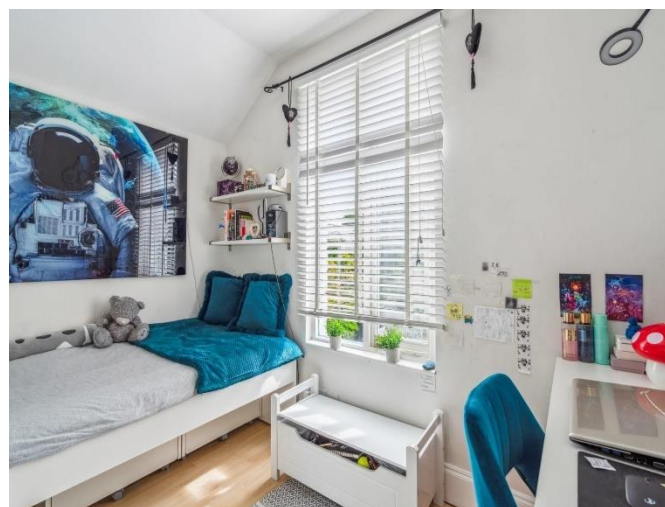
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- 3 Bed Character Home
- 2 Reception Rooms
- Feature Fireplaces
- Beds & Bath Off Landing
- Large Rear Garden
- Close To Station
- No Upper Chain
- Energy Rating: E

AN OLDER STYLE 3 BEDROOM CHARACTER HOME, RETAINING MANY ORIGINAL FEATURES, INCLUDING HIGH CEILINGS & FIREPLACES, ENTRANCE HALL, TWO SEPARATE RECEPTION ROOMS, 14FT KITCHEN/ BREAKFAST ROOM, 3 BEDROOMS & BATHROOM ALL OF FIRST FLOOR LANDING, GAS CENTRAL HEATING, DOUBLE GLAZING, APPROX 100FT REAR GARDEN, SITUATED WITHIN WALKING DISTANCE OF BUSHEY MAINLINE STATION, OFFERED FOR SALE WITH NO UPPER CHAIN







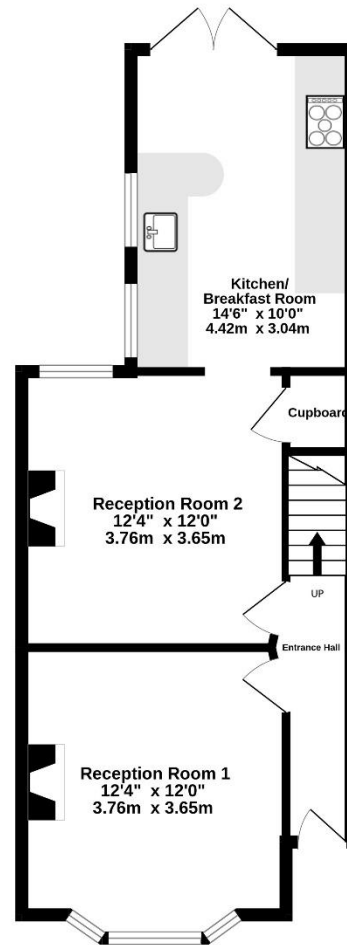




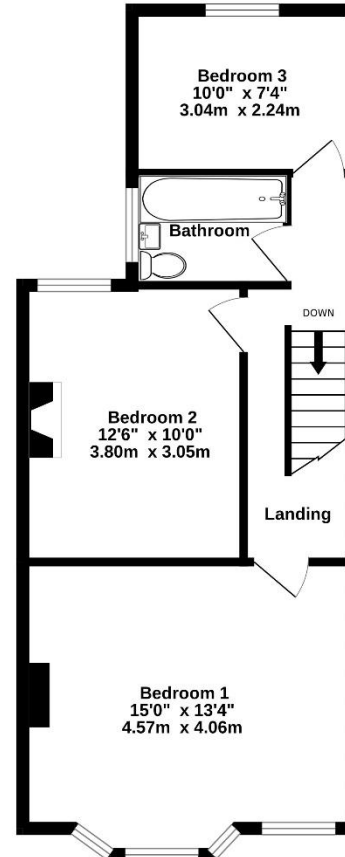


<p>FRONT DOOR</p> <p>Decorative stained glass windows</p>	<p>BEDROOM 3 10'0" (3.05m) x 7'4" (2.24m)</p> <p>plus entrance recess with laminate wood flooring, double glazed window to rear</p>
<p>ENTRANCE HALLWAY</p> <p>Stripped wooden flooring, staircase to first floor</p>	<p>BATHROOM</p> <p>With 3 piece white suite comprising panelled bath with shower over, glass shower screen, low level w/c, wash hand basin with pedestal, tiled floor, heated towel rail, part tiled walls, wall mounted storage unit with mirrored front, extractor fan</p>
<p>RECEPTION ROOM 1 12'4" (3.76m) x 12'0" (3.66m)</p> <p>Double glazed sash windows to the front bay, picture rail, feature cast iron fireplace, alcove shelving, stripped wooden flooring</p>	<p>SECOND FLOOR</p>
<p>RECEPTION ROOM 2 12'4" (3.76m) x 12'0" (3.66m)</p> <p>Double glazed window to the rear, picture rail, feature cast iron fireplace, storage cupboard, stripped wooden flooring, step down to</p>	<p>LOFT ROOM 15'0" (4.57m) x 15'0" (4.57m)</p> <p>Accessed via ladder, with Velux window, eaves storage</p>
<p>KITCHEN/BREAKFAST ROOM 14'6" (4.42m) x 10'0" (3.05m)</p> <p>Modern fitted wall and base units, granite working surfaces, inset butler sink, Rangemaster cooker with extractor hood over, built in dishwasher, fridge / freezer &amp; washing machine, cupboard containing combination gas fired central heating boiler, breakfast bar, inset spotlights, double glazed windows to side, tiled floor, doors leading on to the rear garden</p>	<p>OUTSIDE</p>
<p>FIRST FLOOR LANDING</p> <p>Access to loft room</p>	<p>REAR GARDEN</p> <p>Approx 100ft.</p> <p>Paved patio area with steps up to lawn, trees and borders, sheds, outside tap and lighting, gated side access</p>
<p>BEDROOM 1 15'0" (4.57m) x 13'4" (4.06m)</p> <p>Stripped wooden flooring, double glazed sash windows to the front bay, additional double glazed sash window to the front</p>	<p>COUNCIL TAX</p> <p>Watford Borough Council Tax Band D £2236.30 2024/2025</p>
<p>BEDROOM 2 12'6" (3.81m) x 10'0" (3.05m)</p> <p>Stripped wooden flooring, double glazed window to rear, feature cast iron fireplace</p>	

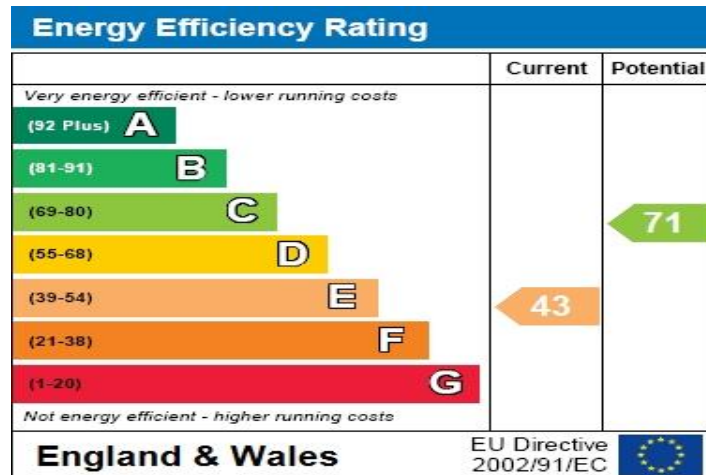
Ground Floor



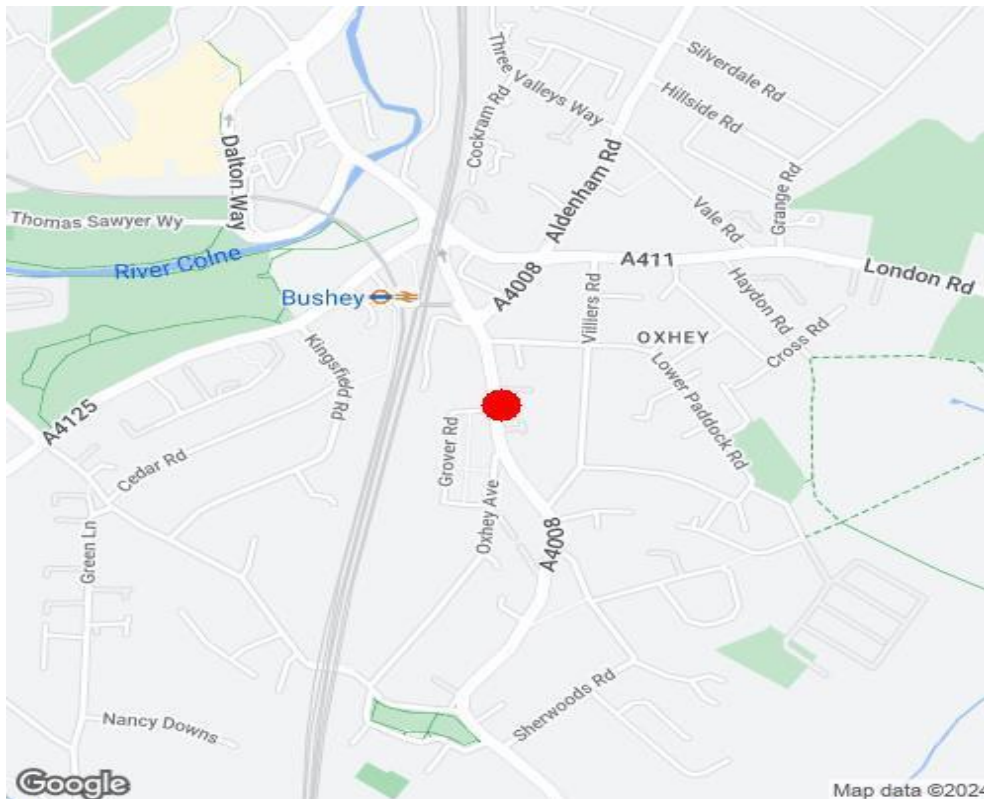
1st Floor



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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#### Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.