



2A Cedar Road, Oxhey, WD19 4QW

£1,200,000 Freehold



- Entrance hall
- Kitchen/diner, utility room
- Annexe in rear garden
- Garden
- Large lounge, conservatory
- Five bedrooms, four bathrooms
- Gas central heating, double glazing
- Carriage drive and carport

A SUPERB UNIQUE DETACHED BUNGALOW WITH CARRIAGE DRIVE AND CAR PORT WHICH HAS BEEN EXTENDED TO PROVIDE SPACIOUS ACCOMMODATION COMPRISING, ENTRANCE HALL, LARGE LOUNGE, EXTENDED KITCHEN/DINER, UTILITY ROOM, CONSERVATORY, FIVE BEDROOMS, FOUR BATHROOMS PLUS AN ANNEXE IN THE REAR GARDEN. Together with gas central heating, double glazing, beautiful designed and maintained rear garden plus off street parking. Situated in a residential location within a very short walk of Bushey Station (Euston Line, 18 minutes) and close to local shops, schools and amenities. INTERNAL VIEWING RECOMMENDED.

ENTRANCE HALL



Double glazed door with leaded light stained glass windows, built in coats cupboard, parquet flooring, concealed access to first floor.

LOUNGE

17'3" x 10'11",



Feature inset gas coal effect fire, inset spotlights, parquet flooring, triple aspect with double glazed windows to sides, double glazed bay window with stained glass windows to front.

BEDROOM 2

14'10 x 11'4

Double aspect with double glazed windows to front and side, wood flooring, doors to utility area and en suite shower room.

EN SUITE SHOWER ROOM

Shower cubicle, low level WC, wall mounted wash hand basin, towel rail radiator, inset spotlights, tiled walls and floor.

UTILITY AREA

18'5 x 8'11

Range of wall and base units, stainless steel sink unit, cupboard housing wall mounted gas boiler, tiled floor, double glazed window to front, door to front, double glazed door to rear.

SHOWER ROOM ONE

8'3 x 7'3

Walk in shower cubicle, low level WC with concealed cistern, circular wash hand basin with vanity unit below, towel rail radiator, tiled walls and floor, inset spotlights, double glazed frosted window to side.

KITCHEN

23'6 x 13'7



Range of wall and base units with granite worktop surfaces, island unit incorporating inset stainless steel sink unit, integrated dishwasher, waste disposal, two ring gas hob, Aga cooker, space for large fridge/freezer, electric oven within housing, inset spotlights and tiled floor. Openings to Conservatory.

KITCHEN VIEW



CONSERVATORY

19'8 x 9'9



Tiled floor, double aspect with double glazed windows, ceiling fan, double glazed door to garden and door to: annexe.

CONSERVATORY VIEW

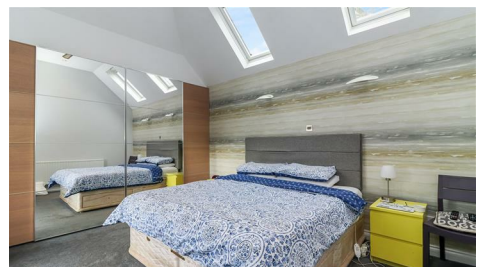


INNER HALLWAY

Storage cupboard, wood flooring, inset spotlights, door to front.

BEDROOM ONE

13'4 x 12'5



Range of wardrobes, up lighters, velux windows, double glazed french doors to patio and rear garden.

BEDROOM ONE VIEW



BATHROOM

9'3 x 5'8



Panelled bath, his and hers wash hand basins with vanity unit below, low level WC, towel rail radiator, inset spotlights, extractor fan, tiled walls and floor. Feature coloured glass brick windows to side.

STUDIO/OFFICE

11'6 x 6'11

Range of storage units, wood flooring, double glazed window to front.

BEDROOM THREE

11'7 x 8'4

Range of wardrobes, understairs storage cupboards, wood flooring. Double aspect with double glazed windows to front and side.

FIRST FLOOR

Landing.

BEDROOM 4
14'2 x 11'2



Wood flooring, inset spotlights, velux window, double glazed patio door to balcony overlooking garden.

BEDROOM 4 VIEW



BEDROOM 5
14'2 x 11'2



Velux window, eaves storage areas, wood flooring.

SHOWER ROOM TWO
6'7 x 5'4



Shower cubicle, low level WC, wash hand basin with vanity unit, towel rail radiator, tiled walls and floor, inset spotlights.

REAR GARDEN



Extends to approximately 120ft, mature well stocked flower beds, lawn, variety of mature trees and shrubs, outside lighting, garden shed, summer house.

REAR VIEW



SUMMERHOUSE/ANNEXE
16'1" x 9'5"



Lounge/bedroom area, laminate flooring. Kitchen area: wall and base units, stainless steel sink unit, part tiled walls, tiled floor.

SHOWER ROOM

Shower cubicle, wash hand basin with vanity unit, low level WC, tiled walls and floor.

FRONT GARDEN

Block paved carriage driveway providing ample off street parking, car port and flower borders.

ENERGY EFFICIENCY RATING

COUNCIL TAX BAND

F





Cedar Road, WD19

APPROXIMATE GROSS INTERNAL AREA 2342 SQ FT / 217.58 SQ M INC. ANNEXE
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FLOOR PLAN

Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

Property Misrepresentation Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Money Laundering Act 2003.

Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.