



## 107 Elstree Road, Bushey Heath, WD23 4EG

AN ATTRACTIVE 4 BEDROOM DETACHED HOUSE  
WITH LARGE RECEPTION HALL  
DOUBLE ASPECT LIVING ROOM  
SITTING ROOM, DOUBLE GLAZED CONSERVATORY  
KITCHEN/ BREAKFAST ROOM, CLOAKROOM & CELLAR  
4 BEDROOMS, ENSUITE TO BEDROOM 3, FAMILY BATHROOM  
GAS CENTRAL HEATING, DOUBLE GLAZING  
MATURE REAR GARDEN  
GARAGE WITH CARRIAGE DRIVEWAY  
SOUGHT AFTER CONVENIENT LOCATION  
OFFERED FOR SALE WITH NO UPPER CHAIN

**Price £825,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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[www.churchillsbushey.co.uk](http://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*



## RECEPTION HALL

12'2" (3.71m) x 10'3" (3.12m)  
Double glazed entrance door, double glazed window to front aspect, dark wood panelled walls, door to cellar, staircase to first floor, double doors to living room



## LIVING ROOM

19'3" (5.87m) Into Bay x 18'3" (5.56m) Into Bay  
Attractive fireplace feature with open fire, picture rail and panelled ceiling, double glazed bay windows to front and side, door to inner lobby



## CLOAKROOM

Low flush wc, wash hand basin, tiled walls, glazed window

## SITTING ROOM

12'10" (3.91m) x 11'3" (3.43m)  
Fitted gas fire, double glazed window to side, double doors to conservatory



## CONSERVATORY

10'0" (3.05m) x 9'6" (2.9m)  
Double glazed windows and double doors to garden, tiled floor

## KITCHEN/ BREAKFAST ROOM

10'6" (3.2m) x 10'11" (3.33m)  
Range of wall and base units, working surfaces, stainless steel single bowl sink unit with drainer, cooker point, space for fridge, plumbing for washing machine, part tiled walls, breakfast area, double glazed windows to side and rear, door to garden and door to cellar



## CELLAR

18'0" (5.49m) x 10'6" (3.2m)  
Gas and electric meters, light and power

## FIRST FLOOR LANDING

Airing cupboard, access to loft

## BEDROOM 1

14'0" (4.27m) x 12'8" (3.86m) To Wardrobe  
Double aspect room with double glazed windows to front and side, panelled ceiling, fitted wardrobe cupboards



## BEDROOM 2

12'2" (3.71m) x 10'9" (3.28m)  
Double glazed window to front, panelled ceiling



## BEDROOM 3

12'8" (3.86m) Max x 10'5" (3.18m)  
Double glazed window to rear, panelled ceiling, door to en-suite

## EN SUITE SHOWER ROOM

Tiled shower cubicle, wash hand basin, tiled walls

## BEDROOM 4

11'4" (3.45m) x 8'0" (2.44m)  
Double aspect room with double glazed windows to the side and rear, panelled ceiling, wash hand basin with cupboard under,



## BATHROOM

8'4" (2.54m) Max x 6'0" (1.83m)  
Modern white suite comprising panelled bath with mixer taps and independent shower over, wash hand basin, low flush wc, tiled walls, double glazed window to the rear





## OUTSIDE

## REAR GARDEN

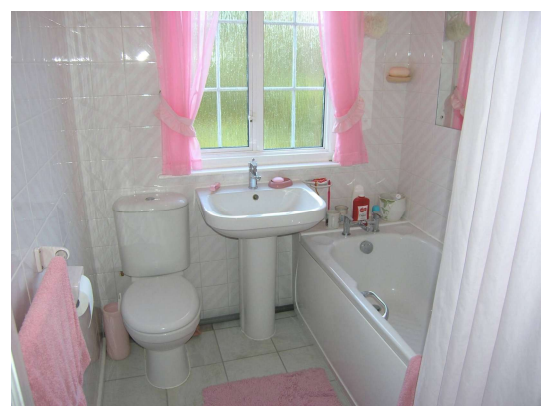
Approx. 100ft  
Well maintained mature garden with patio areas, lawn, raised borders and flower beds, outside tap and lighting, side access to both sides

## GARAGE

19'11" (6.07m) x 12'10" (3.91m)  
Double doors to the front and rear, power and lighting, double glazed window

## COUNCIL TAX

Hertsmere Borough Council Tax  
Band G £2612.90 (2017-2018)

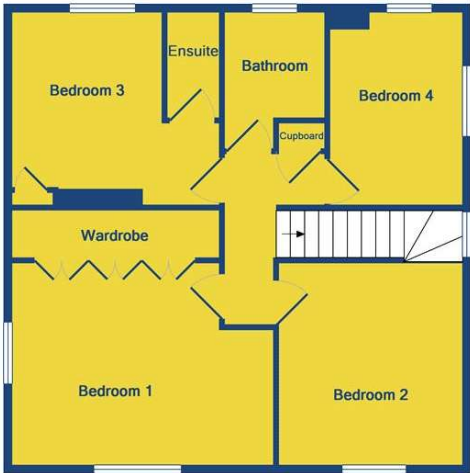




FLOORPLAN



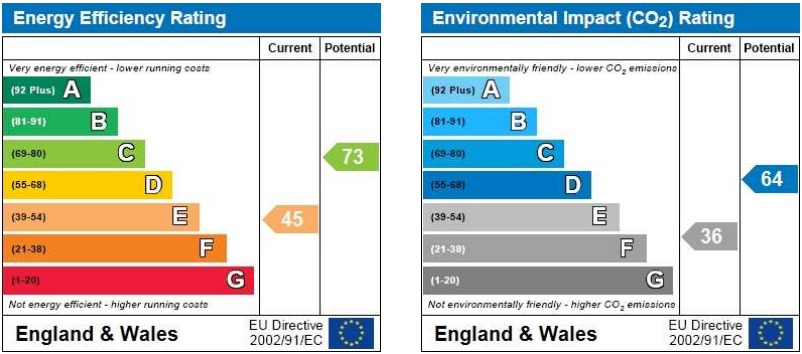
Ground Floor  
Approx. Floor  
Area 993 Sq.Ft.  
(92.3 Sq.M.)



1st Floor  
Approx. Floor  
Area 655 Sq.Ft.  
(60.9 Sq.M.)

Total Approx. Floor Area 1648 Sq.Ft. (153.1 Sq.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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