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**ROBERTSON
PHILLIPS**
Estate Agents



Fidler Place, Bushey

£435,000



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A sizeable two-bedroom mews style property situated in this secluded development within easy reach of local shops, restaurants, schools and transport links.

Located in Merry Hill, just off Bushey High Street which has a fantastic selection of shops, eateries and coffee shops.

There is a selection of well-regarded schools close by, including St Hilda's Preparatory School, Merry Hill infant and Nursery and Ashfield Junior school to name a few.

King Georges recreation ground is also just a five-minute walk away and has its own café in the park.

The property comprises of entrance hall, cloakroom, lounge, fitted kitchen and conservatory/breakfast room, two bedrooms and bathroom/wc. Benefits include gas central heating, double glazing and secluded garden.



Ground Floor

Porch

Window to front, door to entrance hall, cupboard housing the electricity and gas meter.

W/C

Low level w/c and small wash hand basin, window to side.

Kitchen 16' 1" x 7' 7" (4.90m x 2.31m)

Generous sized kitchen with a matching range of base and eye level units with worktop space over ceramic, 1+1/2 bowl sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, electric cooker with built-in four ring electric hob and extractor hood over.



Living Room 16' 8" x 10' 2" (5.08m x 3.10m)

Bright living room filled with natural light provided by large conservatory windows.

Conservatory 13' 5" x 8' 6" (4.09m x 2.59m)

Light filled conservatory with double glazed roof and windows and two sliding doors opening onto a patio area. Currently being used as a dining area.

First Floor

Airing cupboard

Located on the landing.

Bathroom

Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin and low-level wc, window to front.

Bedroom 1 16' 9" x 8' 7" (5.10m x 2.61m)

Spacious room with fitted wardrobes and window to rear.

Bedroom 2 14' 2" x 9' 4" (4.31m x 2.84m)

Another good sized double room with fitted wardrobes and window to rear.

Garden

Small patio area, with steps leading onto a lawn area with mature shrubs.

Council Tax Band: D

EPC Rating: To be confirmed

Tenure: Freehold



KEY FEATURES:

- Two Double Bedrooms
- Fitted Kitchen
- Living Room
- Conservatory
- Downstairs W/C
- Close to Amenities
- Secluded Area

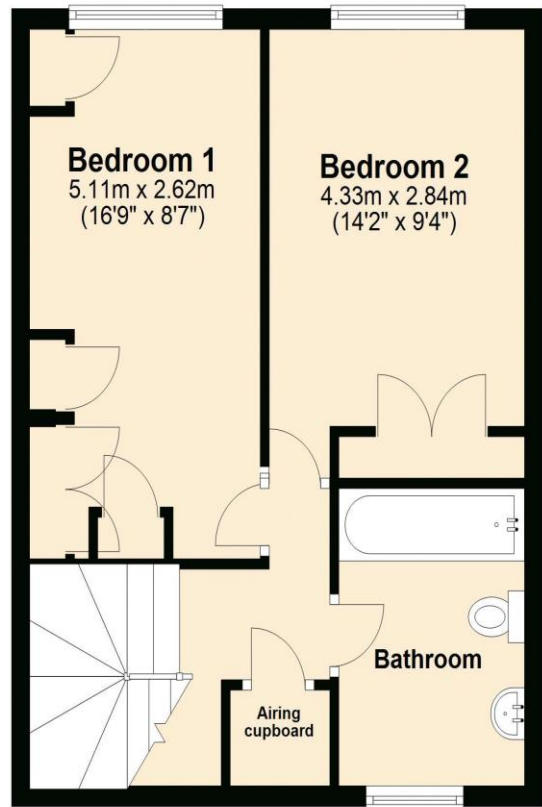
Ground Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.