35 Paynesfield Road, Bushey Heath, WD23 1PQ

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Price £799,950 Freehold

ChurchillsBushey

Price £825,000

35 Paynesfield Road, Bushey Heath, Bushey, Hertfordshire, WD23 1PQ

- An Extended 3 Bed Detached House
- 27ft Living/Dining Room
- Kitchen & Breakfast Room
- Utility Room
- Bedrooms with Wardrobes
- Off Street Parking
- Close to Bushey High Road
- Energy Rating: E

AN EXTENDED 3 BEDROOM DETACHED FAMILY HOME,
ENTRANCE LOBBY, ENTRANCE HALL, CLOAKROOM,
27FT LIVING/DINING ROOM, 16FT FAMILY ROOM/ STUDY,
KITCHEN, BREAKFAST ROOM & UTILITY ROOM,
3 BEDROOMS ALL WITH WARDROBES,
MODERN BATHROOM,
GAS CENTRAL HEATING, DOUBLE GLAZING,
SECLUDED REAR GARDEN,
OFF STREET PARKING TO THE FRONT,
SITUATED WITHIN EASY REACH OF BUSHEY HIGH ROAD,
CLOSE TO LOCAL SHOPS AND RESTAURANTS

ENTRANCE LOBBY

Parquet flooring, meter cupboard

ENTRANCE HALL

Staircase to the first floor with cupboard under, parquet flooring

CLOAKROOM

Low flush wc, wash hand basin with storage underneath, extractor fan, tiled floor

LIVING/ DINING ROOM 27'7" (8.41m) x 12'3" (3.73m) Max

Double glazed window to the front bay and side, parquet flooring, fireplace, double glazed patio doors leading on to the garden

FAMILY ROOM/ STUDY 16'5" (5m) x 11'5" (3.48m)

Double glazed window to the front bay, wood flooring, inset spotlights

KITCHEN 10'5" (3.18m) x 10'2" (3.1m)

Range of wall and base units with working surfaces, sink unit with drainer and mixer tap, built in eye level double oven, plumbing for dishwasher, inset spotlights, laminate wood flooring, double glazed window to the rear, open plan to

BREAKFAST ROOM 13'0" (3.96m) x 8'6" (2.59m)

Space for fridge/ freezer, wood flooring, double glazed window and door leading on to the garden

UTILITY ROOM

Wall units, working surfaces, plumbing for washing machine and space for tumble dryer, wood flooring

FIRST FLOOR LANDING

Double glazed window to the side, access to the loft, airing cupboard housing hot water cylinder

BEDROOM 1 13'6" (4.11m) x 11'0" (3.35m)

Double glazed window to the front, fitted wardrobe cupboards

BEDROOM 2 11'7" (3.53m) x 10'9" (3.28m)

Double glazed window to the rear, wardrobe cupboards

BEDROOM 3 10'2" (3.1m) x 8'4" (2.54m)

Double glazed window to the front, fitted wardrobe cupboards

BATHROOM 7'9" (2.36m) x 7'8" (2.34m)

Fully tiled. Panelled bath with independent shower over, glass shower screen, wash hand basin, low flush wc, chrome ladder radiator, double glazed window to the rear

OUTSIDE

FRONT GARDEN

Lawn area to the side, own driveway

REAR GARDEN

Set on 3 levels with patio area, lawn, borders, gated side access

OFF STREET PARKING

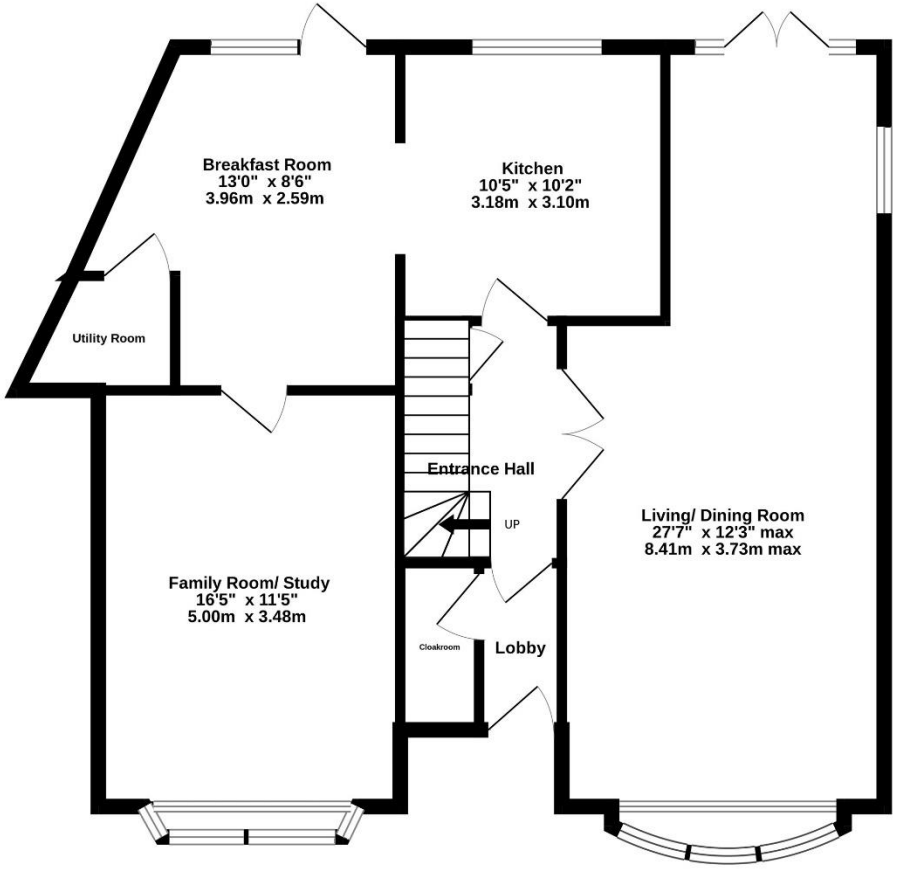
To the front of the property

COUNCIL TAX

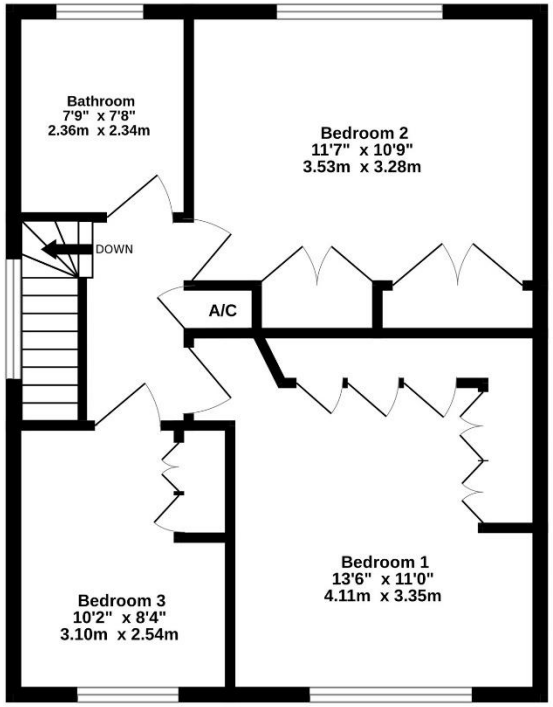
Hertsmere Borough Council

Tax Band G

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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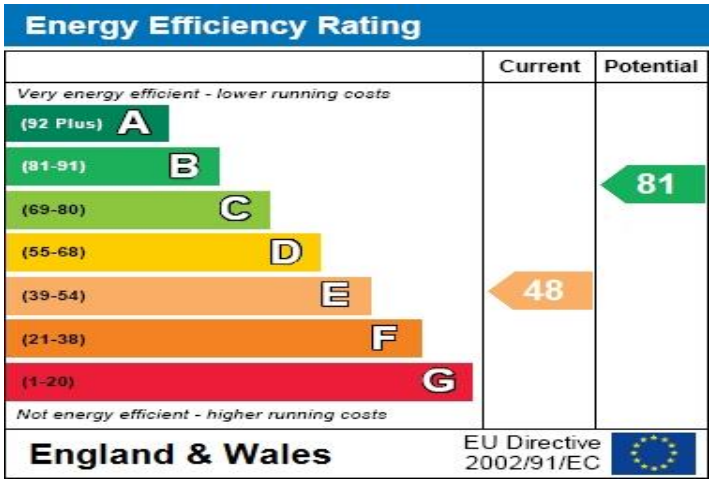

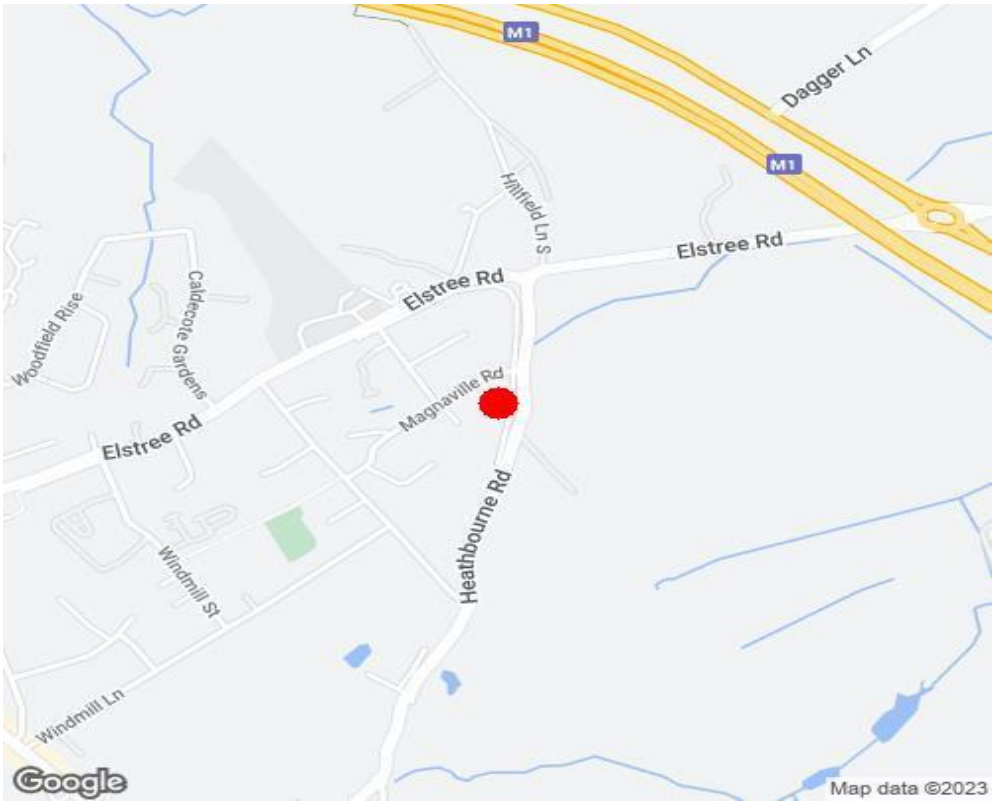

Part of the fairfield family

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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 confimed by your solicitor prior to exchange of contracts.