



Clay Lane, Bushey Heath, WD23 1NW

O.I.E.O £475,000 Freehold

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 ChurchillsBushey



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42 Clay Lane, Bushey Heath, Hertfordshire, WD23 1NW

- A 3 Bed Terrace House
- In Need Of Modernisation/ Development Opportunity
- 23ft Through Lounge
- Front & Rear Gardens
- Garage At Rear Of Property
- Close To Bushey High Road
- No Upper Chain
- Energy Rating: E

A 3 BEDROOM TERRACE HOUSE,
IN NEED OF GENERAL MODERNISATION,
WITH DEVELOPMENT OPPORTUNITY,
ENTRANCE HALL, 23FT THROUGH LOUNGE, KITCHEN,
3 BEDROOMS, BATHROOM,
GAS CENTRAL HEATING, PART DOUBLE GLAZING,
PRIVATE SOUTH WEST FACING REAR GARDEN,
GARAGE AT REAR OF PROPERTY
CONVENIENT LOCATION CLOSE TO BUSHEY HIGH ROAD,
OFFERED FOR SALE WITH NO UPPER CHAIN







ENTRANCE HALL

Double glazed window to the front aspect, picture rail, staircase to the first floor with cupboard under

THROUGH LOUNGE 23'0" (7.01m) x 11'3" (3.43m)

Double glazed window to the front aspect, fitted gas fire with back boiler, alcove shelving and cupboard, double glazed sliding doors leading on to the garden

KITCHEN 9'3" (2.82m) x 6'4" (1.93m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, cooker point, space for fridge/ freezer, plumbing for washing machine, vinyl flooring

LEAN TO 8'0" (2.44m) x 5'9" (1.75m)

Secondary glazing to the side and rear aspects, door leading on to the garden, storage cupboard

FIRST FLOOR LANDING

Access to loft

BEDROOM 1 11'8" (3.56m) x 10'3" (3.12m)

Double glazed window to the front aspect, fitted wardrobe cupboards and dressing table

BEDROOM 2 10'9" (3.28m) x 10'0" (3.05m)

Double glazed window to the rear aspect, wardrobe cupboard, airing cupboard

BEDROOM 3 7'1" (2.16m) x 6'2" (1.88m)

Double glazed window to the front aspect

BATHROOM

Panelled bath with hand held shower attachment, wash hand basin with pedestal, low flush wc, part tiled walls, vinyl flooring, double glazed window to the rear aspect

OUTSIDE

FRONT GARDEN

REAR GARDEN

Private south west facing garden mainly laid to lawn with borders, outside light, gated rear access

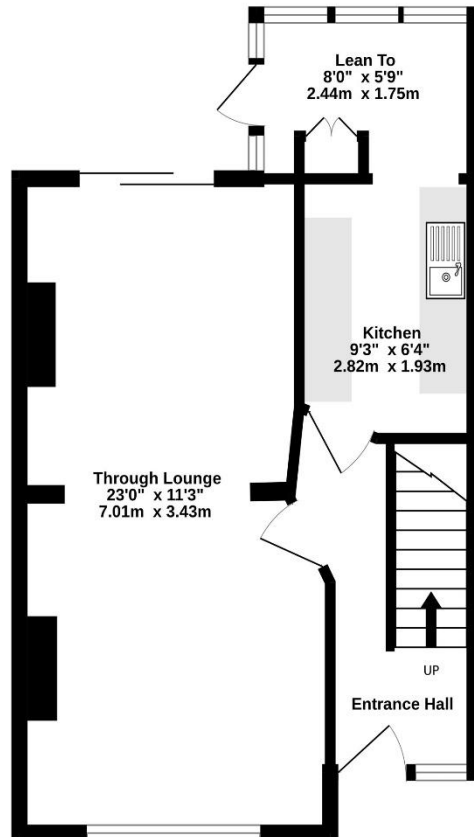
GARAGE

To the rear of the property approached off Lane Gardens, up and over door to the front

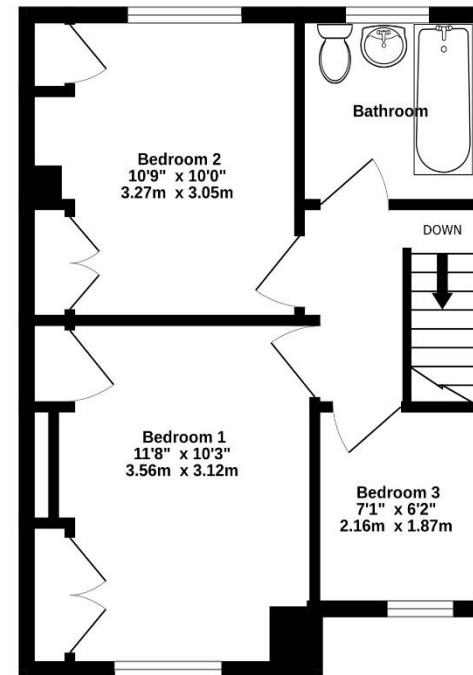
COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2619.51 2024/2025


Ground Floor



1st Floor

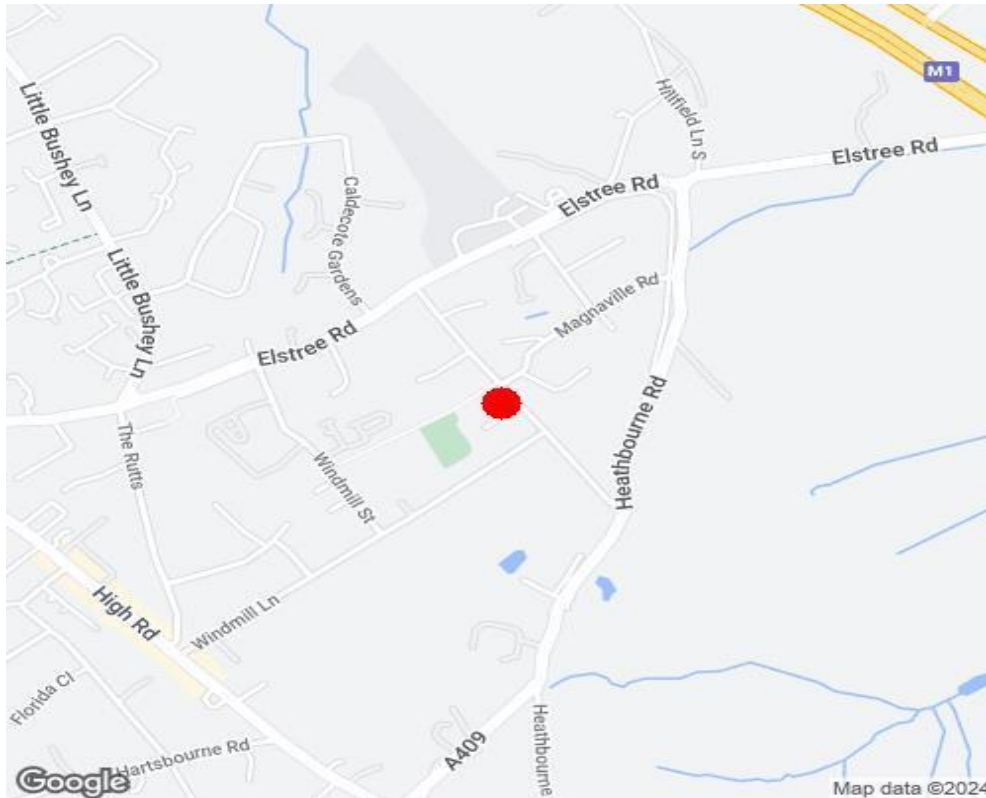


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.