



6 Duncan Way, North Bushey, WD23 2BQ

Price £525,000 Freehold

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 ChurchillsBushey



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6 Duncan Way, North Bushey, Bushey, Hertfordshire, WD23 2BQ

- Extended 2 Bed Detached Bungalow
- Situated On A Corner Plot
- Separate Living Room & Dining Room
- Double Glazed Conservatory
- Off Street Parking
- Scope To Extend (STPP)
- No Upper Chain
- Energy Rating: D

AN EXTENDED 2 BEDROOM DETACHED BUNGALOW, SITUATED ON A CORNER PLOT, ENTRANCE PORCH, ENTRANCE HALL, SEPARATE LIVING ROOM & DINING ROOM, KITCHEN, DOUBLE GLAZED CONSERVATORY, TWO BEDROOMS, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, GARDENS SURROUND THE PROPERTY, OFF STREET PARKING TO THE FRONT, SCOPE FOR FURTHER EXTENSION (STPP) SOUGHT AFTER LOCATION, OFFERED FOR SALE WITH NO UPPER CHAIN









ENTRANCE PORCH

Double glazed window to the side aspect, glazed door to

ENTRANCE HALL

Double glazed window to the side aspect, laminate wood flooring

LIVING ROOM 12'11" (3.94m) x 12'1" (3.68m)

Double glazed windows to the front bay, electric log burner

DINING ROOM 16'10" (5.13m) x 8'1" (2.46m)

Double glazed window to the front aspect, meter cupboard, cupboard housing wall mounted Worcester Bosch gas boiler, plumbing for washing machine

KITCHEN 11'1" (3.38m) x 7'10" (2.39m)

Range of wall and base units with working surfaces, stainless steel sink unit with mixer tap and drainer, cooker point, space for fridge, tiled walls, laminate wood floor, double glazed window to the rear aspect, double glazed door leading to the conservatory

CONSERVATORY 12'0" (3.66m) x 10'2" (3.1m)

Double glazed conservatory with doors leading to the garden, laminate flooring, door leading to the dining room

BEDROOM 1 11'0" (3.35m) x 9'10" (3m)

Double glazed window to the rear aspect

BEDROOM 2 8'11" (2.72m) x 7'11" (2.41m)

Double glazed window to the rear aspect, dado rail, fitted wardrobe cupboards with mirrored doors, airing cupboard

BATHROOM

Corner bath with hand held shower over, low flush wc, wash hand basin with pedestal, fitted wall mirror, tiled walls, mirrored wall cabinet, double glazed window to the side aspect

OUTSIDE

GARDEN

Mature gardens surround the property, patio areas, borders, trees and shrubs

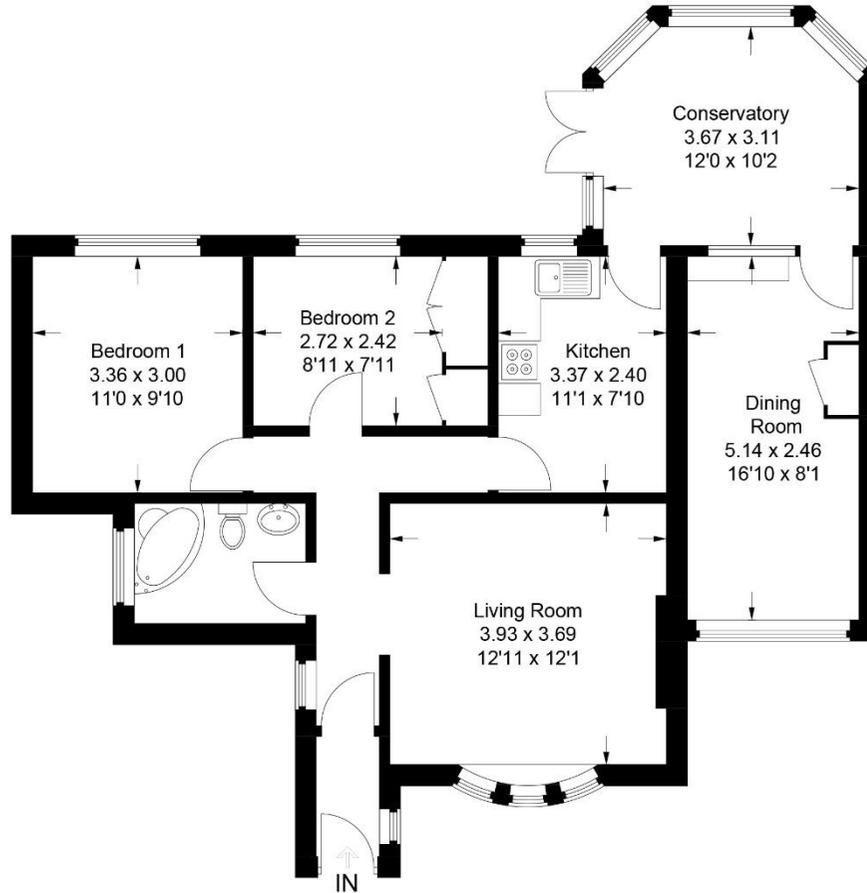
OFF STREET PARKING

Via own driveway to the front of the property

COUNCIL TAX

Hertsmere Borough Council, Tax Band D, £2143.23 2024/2025

Approximate Gross Internal Area = 81.2 sq m / 874 sq ft



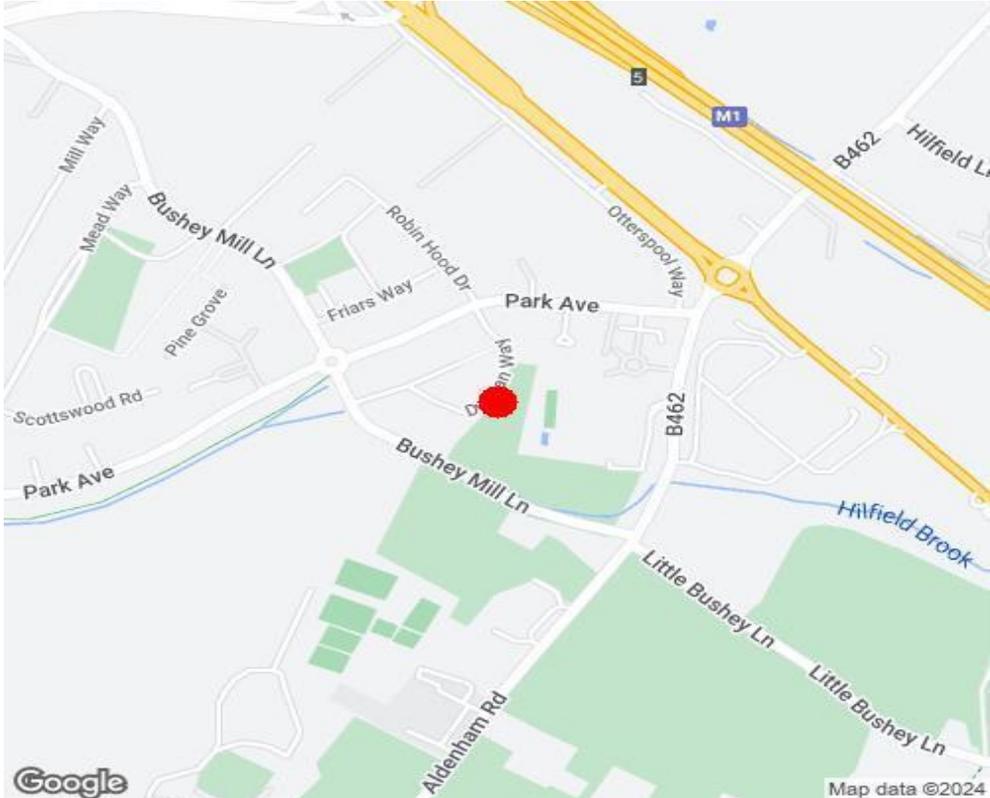
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.