



85 Glencoe Road, Bushey, WD23 3DP

Price £550,000 Freehold

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 ChurchillsBushey



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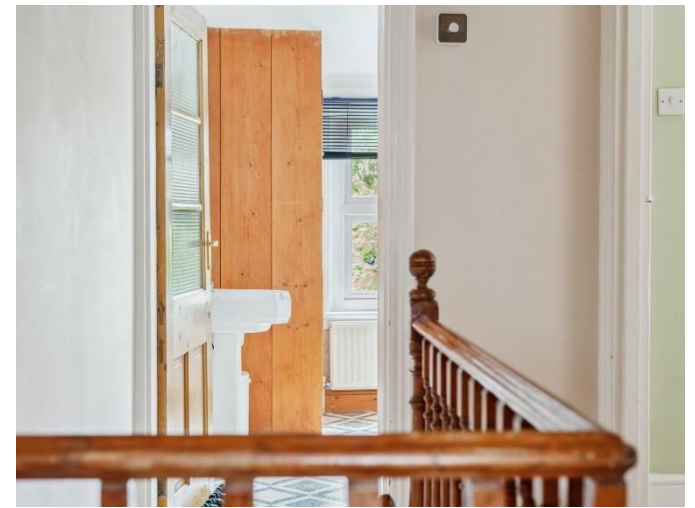
85 Glencoe Road, Bushey, Hertfordshire, WD23 3DP

- 2 Bed Terrace Cottage
- Well Maintained Throughout
- New Boiler (2023)
- 2 Double Bedrooms
- Attractive Well Stocked Rear Garden
- Summerhouse/ Workshop
- Heart Of Bushey Village, Close To Local Shops
- Energy Rating:D

A WELL MAINTAINED 2 BEDROOM TERRACE COTTAGE, RETAINING ORIGINAL FEATURES, ENTRANCE HALL, LIVING ROOM, DINING ROOM, KITCHEN TWO DOUBLE BEDROOMS & BATHROOM (ALL OFF LANDING), DOUBLE GLAZING, GAS CENTRAL HEATING, ATTRACTIVE WELL STOCKED REAR GARDEN, WITH SUMMERHOUSE/ WORKSHOP TO THE REAR SITUATED IN THE HEART OF BUSHEY VILLAGE WITHIN A SHORT WALK OF BUSHEY HIGH STREET SHOPS, RESTAURANTS & BUS ROUTES









ENTRANCE HALL

Staircase to the first floor

LIVING ROOM 10'6" (3.2m) x 10'5" (3.18m)

Double glazed sash window to the front bay, attractive fireplace feature, wood flooring, ornate ceiling rose and cornice, open plan to

DINING ROOM 10'10" (3.3m) x 10'5" (3.18m)

Wood flooring, under stairs storage cupboard with lighting, double glazed wooden patio doors leading on to the garden

KITCHEN 13'0" (3.96m) x 8'5" (2.57m)

Fitted kitchen with a range of wooden wall and base units, tiled working surfaces, 2 bowl sink unit with drainer, built in electric oven, gas hob with extractor chimney hood over, plumbing for washing machine and slimline dishwasher, space for fridge freezer, wall mounted gas fired central heating boiler (Vaillant), tiled floor, double glazed windows to the side and rear aspects, double glazed door leading on to the garden

FIRST FLOOR LANDING

Access to the loft

BEDROOM 1 13'10" (4.22m) x 10'5" (3.18m)

Double glazed sash windows to the front aspect, attractive fireplace, ornate cornice

BEDROOM 2 10'5" (3.18m) x 8'7" (2.62m)

Double glazed window to the rear, ornate cornice

BATHROOM

Panelled bath with Triton shower over, wash hand basin with pedestal, fitted wall mirror with 2 wall lights, low flush wc, heated chrome towel rail, wooden storage cupboard, tiled walls, vinyl flooring, extractor fan, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

Attractive well stocked rear garden with lawn, borders, shrubs and trees, outside tap, gated pedestrian side access for neighbour, right of way over neighbouring property

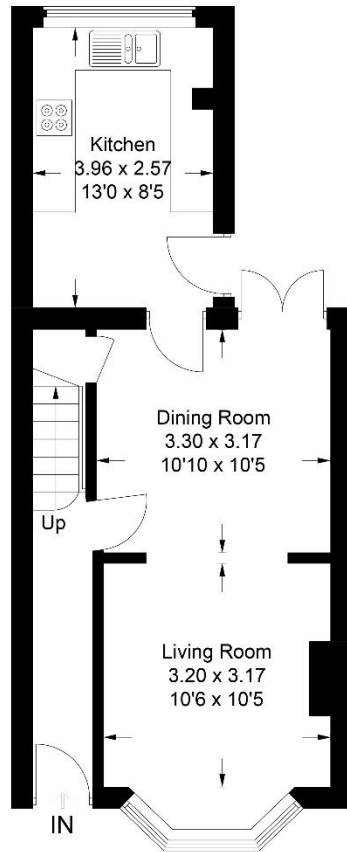
SUMMERHOUSE/ WORKSHOP 9'8" (2.95m) x 9'6" (2.9m)

Timber framed with double glazed windows to the front and side, extractor fan, vinyl flooring, light and power, garden shed with light at the rear (9'9 x 6'4)

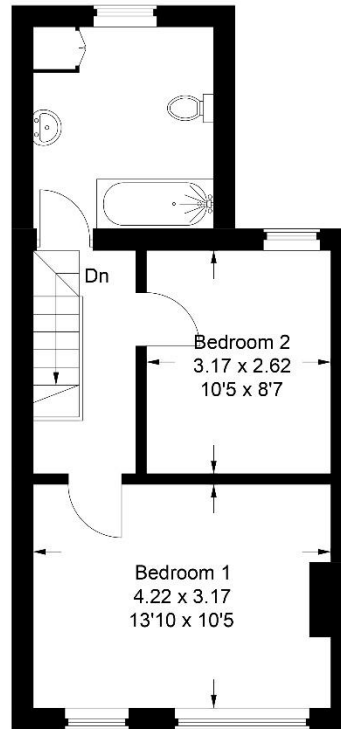
COUNCIL TAX

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

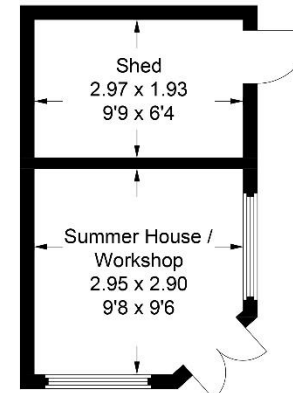
Approximate Gross Internal Area
 Ground Floor = 39.4 sq m / 424 sq ft
 First Floor = 35.1 sq m / 378 sq ft
 Outbuilding = 14.3 sq m / 154 sq ft
 Total = 88.8 sq m / 956 sq ft



Ground Floor




First Floor



(Not Shown In Actual Location / Orientation)

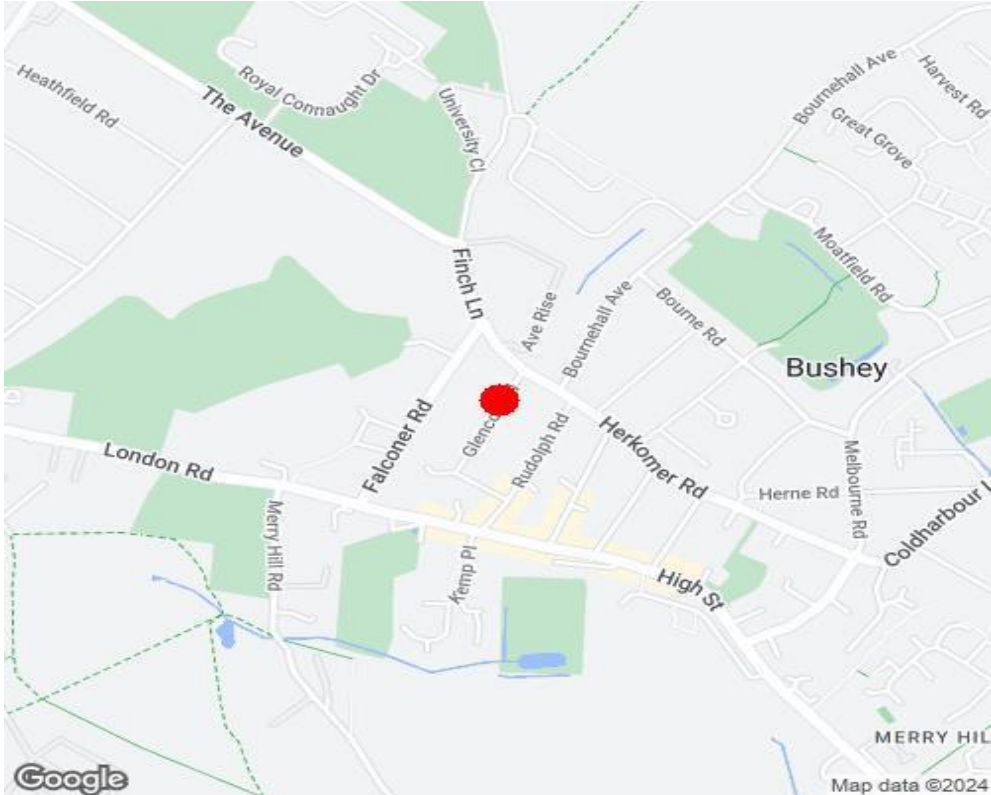
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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.