



5 Albany Close, Bushey Heath, WD23 4SG  
Price £910,000 Freehold

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 **Churchills**Bushey





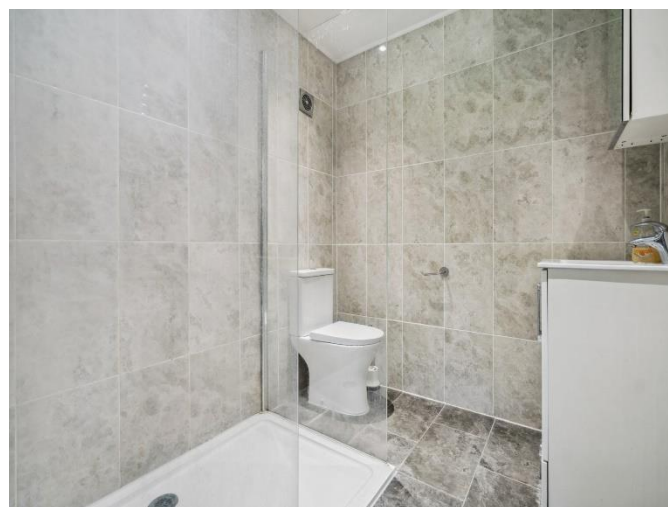
Price £910,000

5 Albany Close, Bushey Heath, Hertfordshire, WD23 4SG

- 4/5 Bed Detached House
- Annex With Bedroom/ Kitchen/Shower Room
- 22ft Living Room With Bifolding Doors
- 22ft Modern Kitchen/ Dining Room
- Off Street Parking
- Sought After Location In Bushey Heath
- Catchment Area of Primary Schools
- Energy Rating: C

A 4/5 BEDROOM DETACHED HOUSE WITH ANNEXE, SITUATED IN A SOUGHT AFTER CUL DE SAC IN BUSHEY HEATH, WITHIN CATCHMENT AREA OF BUSHEY HEATH PRIMARY SCHOOLS, ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM, 22FT LIVING ROOM WITH BI FOLDING DOORS TO THE GARDEN, 22FT MODERN FITTED KITCHEN/ DINING ROOM, ANNEX COMPRISING 14' BEDROOM/ SITTING ROOM, WITH OPEN PLAN KITCHEN & EN-SUITE SHOWER ROOM, MAIN BEDROOM WITH EN-SUITE SHOWER ROOM, 3 FURTHER BEDROOMS & FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, REAR GARDEN & OFF STREET PARKING













#### ENTRANCE PORCH

Double glazed leaded light windows to the front aspect, tiled floor, door to annex

#### ENTRANCE HALL

Staircase to the first floor, inset spotlights, tiled floor

#### CLOAKROOM

Fully tiled, low flush wc, wash hand basin with cupboard under, inset spotlights, double glazed leaded light window to the side aspect

#### LIVING ROOM 22'7" (6.88m) x 12'8" (3.86m)

Attractive fire place feature, cupboard to alcove, fitted display unit with cupboards and drawers and down lights, double glazed leaded light windows and bi-fold doors leading out to the garden, tiled floor and inset spotlights

#### KITCHEN/ DINING ROOM 22'6" (6.86m) x 12'9" (3.89m)

Modern fitted kitchen with range of base units, wall cupboards, drawers & pull out units, working surfaces, inset sink unit with instant boiling water tap, 5 ring AEG gas hob with glass/stainless steel extractor over, double Zanussi electric oven and microwave, integrated fridge/freezer, large central breakfast bar with pendant lighting over, ample space for dining table, tiled floor, inset spotlights, double glazed leaded light windows with fitted blinds and door to the outside.

Large storage cupboard housing wall mounted gas fired central heating boiler (Vaillant) and Maegaflo

#### GROUND FLOOR ANNEX 16'7" (5.05m) x 14'8" (4.47m)

#### BEDROOM 5/ SITTING ROOM

Large bed/sitting room with open plan kitchen and door to en-suite shower room, laminate flooring, double glazed windows and door to the garden providing separate access

#### KITCHEN AREA

Wall and base units working surfaces, stainless steel inset sink unit, electric hob with extractor over, cupboard housing plumbing for washing machine and tumble dryer, inset spot lights

#### ENSUITE SHOWER ROOM

Fully tiled. Large walk in shower cubicle, low flush wc, wash hand basin with cupboard under, chrome ladder radiator, inset spotlights, extractor fan

#### FIRST FLOOR LANDING

Large storage cupboard, inset spotlights, laminate wood flooring, access to the loft

#### BEDROOM 1 12'5" (3.78m) x 12'5" (3.78m)

Range of fitted wardrobe cupboards with bed recess, inset spotlights, laminate wood flooring, double glazed leaded light window, door to

#### ENSUITE SHOWER ROOM

Fully tiled. Shower cubicle, back to wall wc, glass wash hand basin, chrome ladder radiator, inset spotlights, double glazed leaded light window

#### BEDROOM 2 12'10" (3.91m) x 12'6" (3.81m)

Fitted wardrobe cupboards, laminate wood flooring, double glazed leaded light window to the rear aspect

#### BEDROOM 3 11'7" (3.53m) x 9'9" (2.97m)

Fitted wardrobe cupboards, laminate wood flooring, double glazed leaded light window to the front aspect

#### BEDROOM 4 12'0" (3.66m) x 9'9" (2.97m)

Laminate wood flooring, double glazed leaded light window to the rear aspect

#### FAMILY BATHROOM

Fully tiled. Modern white suite comprising P- shaped panelled bath with glass shower screen, vanity unit with back to wall wc, wash hand basin, drawers and cupboards, chrome ladder radiator, inset spotlights, extractor fan, double glazed leaded light window

#### OUTSIDE

#### REAR GARDEN

Paved patio area, lawn and borders, garden shed, gated side access, outside light and tap

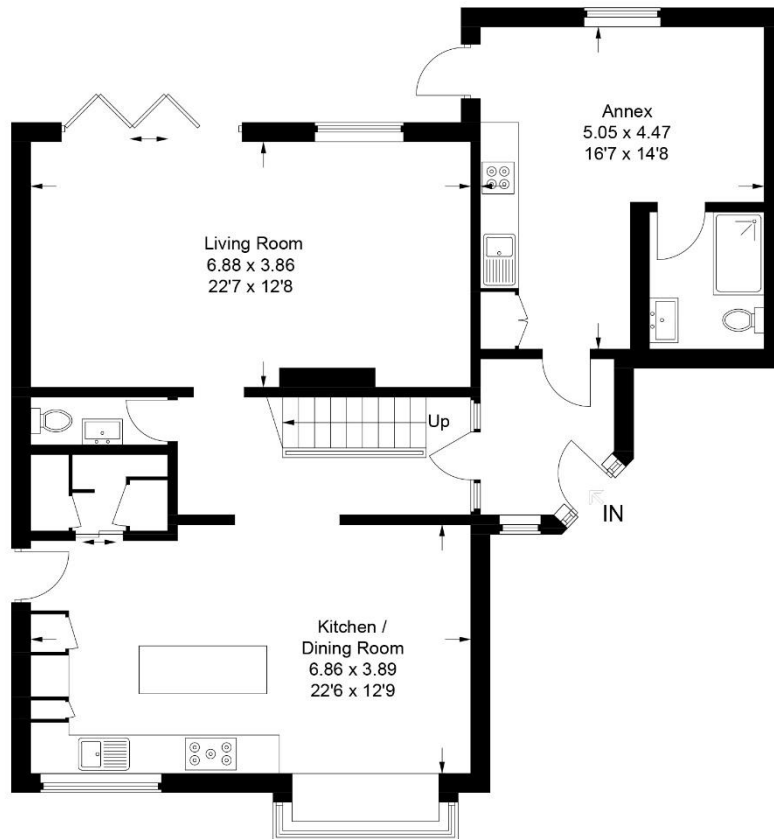
#### OFF STREET PARKING

To the front of the property

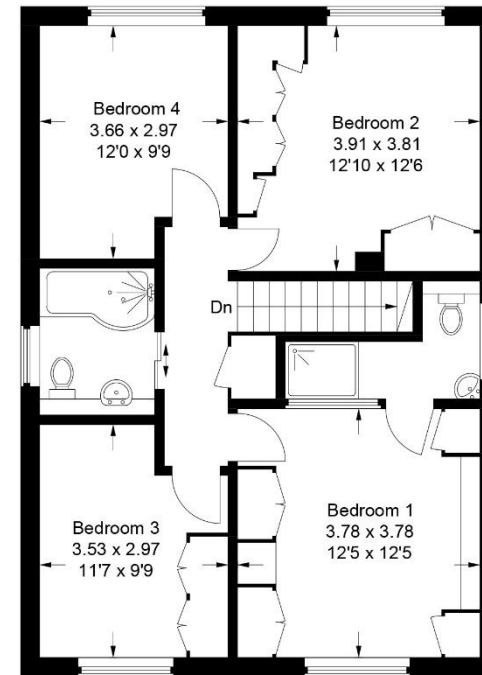
#### COUNCIL TAX

Hertsmere Borough Council, Tax Band G, £3572.04 2024/2025

Approximate Gross Internal Area  
 Ground Floor = 97 sq m / 1,044 sq ft  
 First Floor = 68.3 sq m / 735 sq ft  
 Total = 165.3 sq m / 1,779 sq ft



**Ground Floor**

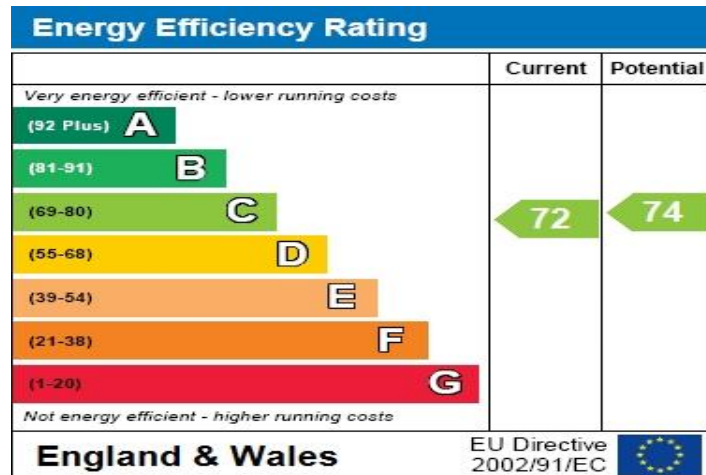


**First Floor**

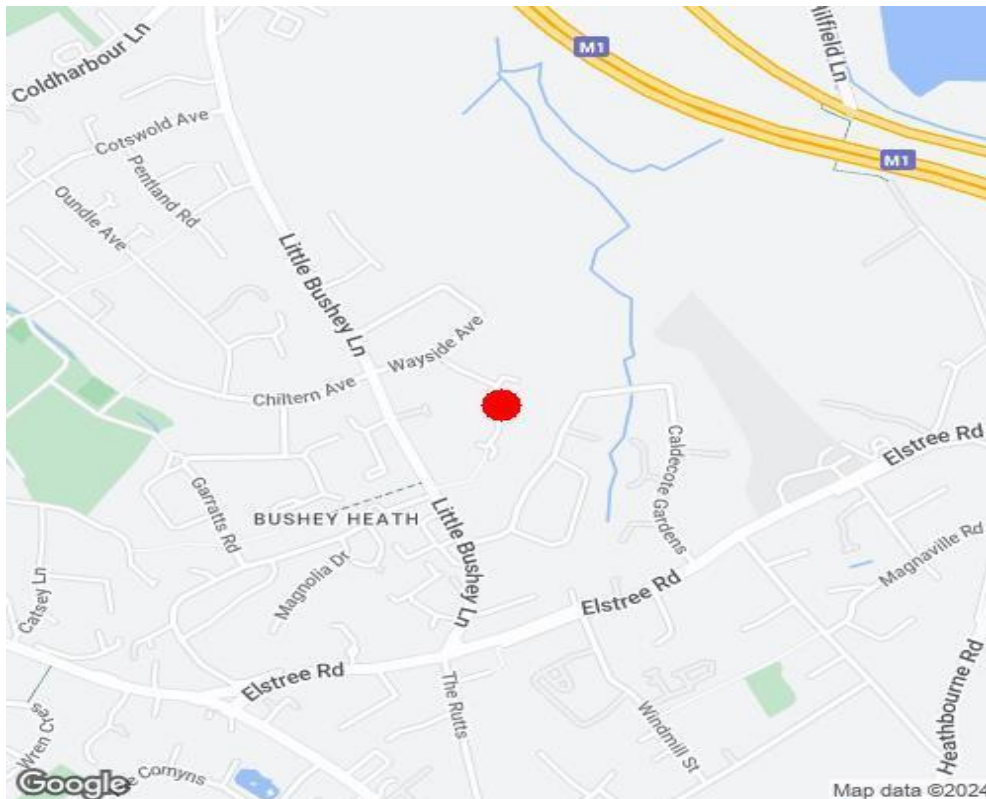
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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#### 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.