



41 Claybury, Bushey, WD23 1FS

Price £440,000 Freehold

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 **Churchills**Bushey



Price £440,000

41 Claybury, Bushey, Hertfordshire, WD23 1FS

- 3 Bed Terrace House
- In Need Of Cosmetic Work Throughout
- 18ft Living Room
- Gas Central Heating/Double Glazing
- 40ft Rear Garden
- Garage In Block
- No Upper Chain
- Energy Rating: E

A 3 BEDROOM TERRACE HOUSE IN A CUL DE SAC LOCATION, IN NEED OF COSMETIC WORK THROUGHOUT, ENTRANCE LOBBY, CLOAKROOM, 18FT LIVING ROOM, DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, APPROX 40FT REAR GARDEN GARAGE IN A BLOCK CLOSE BY CONVENIENTLY SITUATED CLOSE TO ALL LOCAL AMENITIES, INCLUDING LOCAL SHOPS & BUS ROUTES, OFFERED FOR SALE WITH NO UPPER CHAIN







ENTRANCE LOBBY

Coat cupboard

CLOAKROOM

Low flush wc, wash hand basin, radiator, double glazed window to the front and side aspect

LIVING ROOM 18'3" (5.56m) x 13'0" (3.96m)

Fire place feature with fitted gas fire, staircase to first floor, inset spotlights, double glazed window to front aspect, open plan to:

DINING ROOM 9'9" (2.97m) x 8'9" (2.67m)

Double glazed sliding patio doors leading on to the garden

KITCHEN 9'9" (2.97m) x 8'10" (2.69m)

Range of wall and base units, working surfaces, single inset sink unit with drainer, gas and electric cooker points, extractor hood, space for fridge freezer, plumbing for washing machine, wall mounted gas fired central heating boiler, double glazed window overlooking garden and door to outside

FIRST FLOOR LANDING

Access to loft

BEDROOM 1 11'11" (3.63m) x 11'0" (3.35m)

Fitted wardrobe cupboards plus further built in cupboard, double glazed window to front aspect

BEDROOM 2 11'0" (3.35m) x 9'2" (2.79m)

Built-in cupboard, airing cupboard with lagged tank, double glazed window to rear aspect

BEDROOM 3 9'1" (2.77m) x 6'1" (1.85m)

Built-in cupboard, double glazed window to front aspect

BATHROOM 6'1" (1.85m) x 5'7" (1.7m)

Fully tiled. Panelled bath with mixer taps and hand shower attachment, low flush wc, wash hand basin with pedestal, mirrored wall cabinet, part tiled walls, double glazed window to rear aspect

REAR GARDEN

Patio area, lawn, borders, and shrubs, garden shed, outside tap and lighting

GARAGE

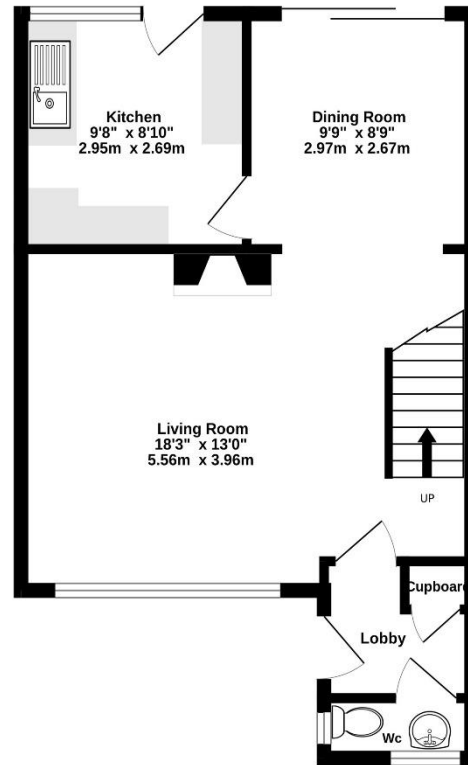
In separate block close by

COUNCIL TAX

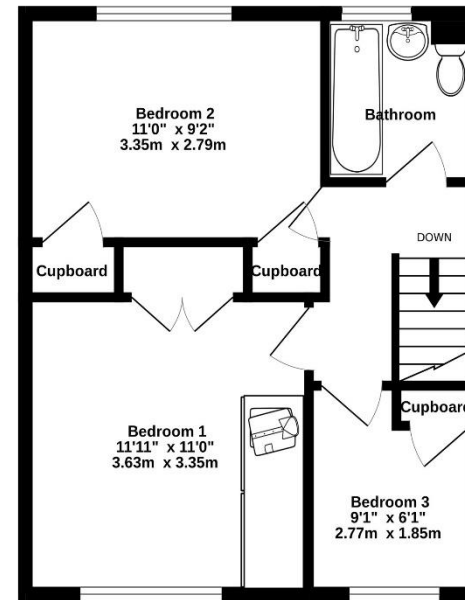
Hertsmere Borough Council

Tax Band E, £2498.66 2023/2024

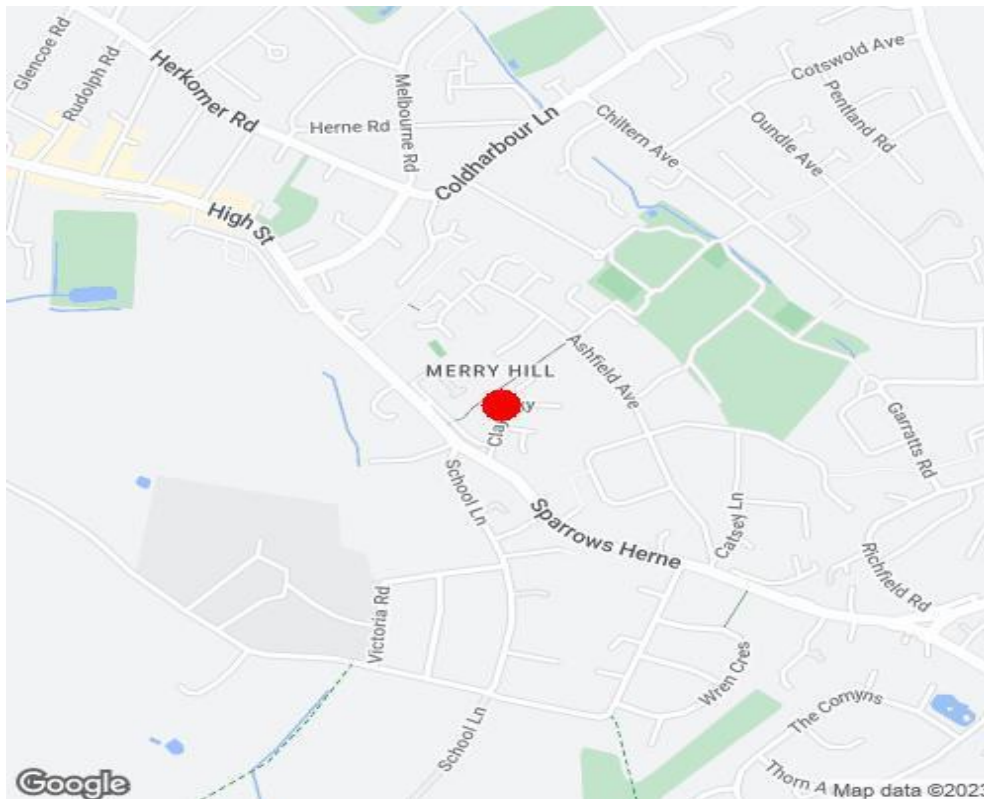
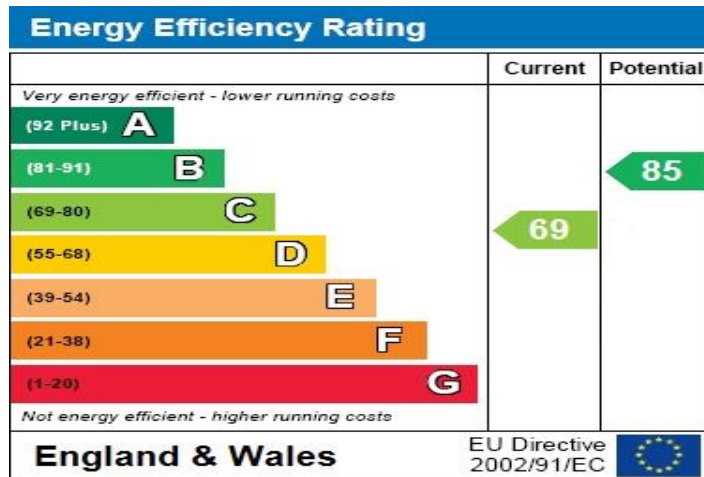
Ground Floor



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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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.