



29 Brambling Close, Bushey, WD23 2HW

Price £325,000 Freehold

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29 Brambling Close, Bushey, Hertfordshire, WD23 2HW

- One Bedroom Cluster Home
- Gas Central Heating/ Double Glazing
- Own Private Garden
- Two Allocated Parking Spaces
- Convenient Location Close To Shops & Station
- Ideal Purchase For Investor/ First Time Buyer
- No Upper Chain
- Energy Rating: C

This one bedroom cluster home is located in a convenient residential area, close to local shops and within easy reach of Bushey Main Line station, Watford Town Centre, and A41 & M1 road links. The property features an entrance hall leading to a 16ft living/dining room and kitchen on the ground floor. Upstairs, there is a bedroom with fitted wardrobes, a bathroom, and a loft room on the second floor. The home benefits from a private garden, allocated parking, and is available for sale with no upper chain. An ideal purchase for an investor or first time buyer.







ENTRANCE HALL

Double glazed window to the side aspect, laminate wood flooring, staircase to the first floor with cupboard under

LIVING/ DINING ROOM 16'3" (4.95m) x 9'3" (2.82m)

Laminate wood flooring, double glazed windows and door leading on to the garden

KITCHEN 7'0" (2.13m) x 5'10" (1.78m)

Range of wall and base units, working surfaces, large stainless steel sink unit, 2 ring gas hob with chimney hood extractor over, plumbing for washing machine, cupboard housing wall mounted gas fired central heating boiler, double glazed window to the side aspect, tiled floor, part tiled walls

FIRST FLOOR LANDING

Access to the loft via pull down ladder, airing cupboard

BEDROOM 13'7" (4.14m) x 9'6" (2.9m)

Laminate wood flooring, fitted wardrobe cupboards, double glazed window to the side

BATHROOM

Fully tiled. Panelled bath with shower attachment over, vanity unit incorporating wash hand basin with cupboards and drawers under, large fitted wall mirror, low flush wc, double glazed window to the side aspect, extractor fan

LOFT ROOM 17'0" (5.18m) x 6'7" (2.01m)

Accessed via pull down ladder, Velux window

OUTSIDE

GARDEN

Decked and paved garden with outside tap, large garden store, gated side access

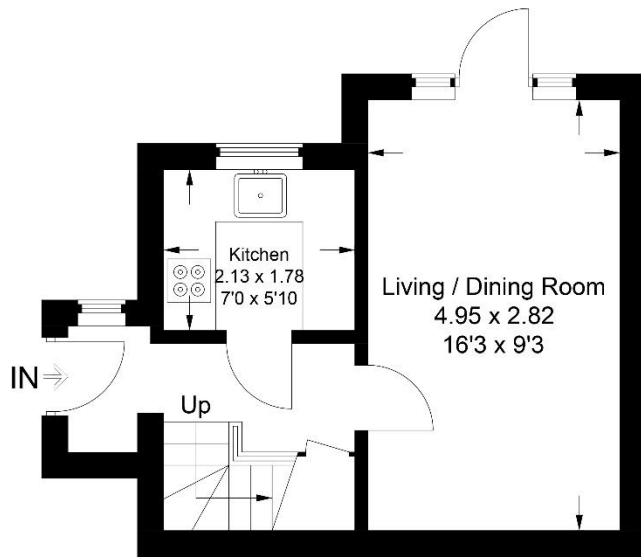
ALLOCATED PARKING

Within the development for 2 cars

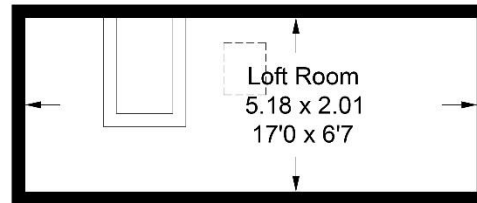
COUNCIL TAX

Hertsmere Borough Council, Tax Band C, £1905.10 2024/2025

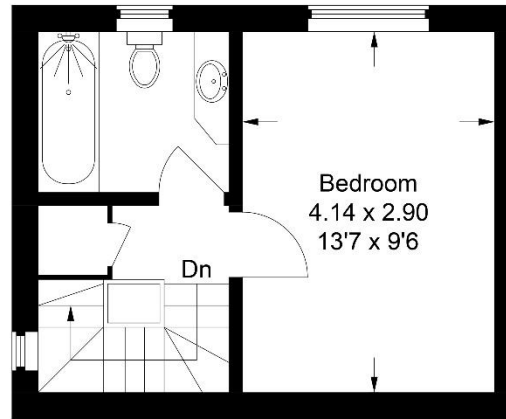
Approximate Gross Internal Area
Ground Floor = 26.0 sq m / 280 sq ft
First Floor = 21.8 sq m / 235 sq ft
Loft = 10.4 sq m / 112 sq ft
Shed = 15.3 sq m / 165 sq ft
Total = 73.5 sq m / 792 sq ft



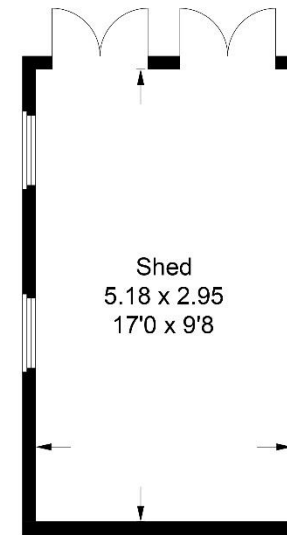
Ground Floor



Loft




First Floor



(Not Shown In Actual
Location / Orientation)

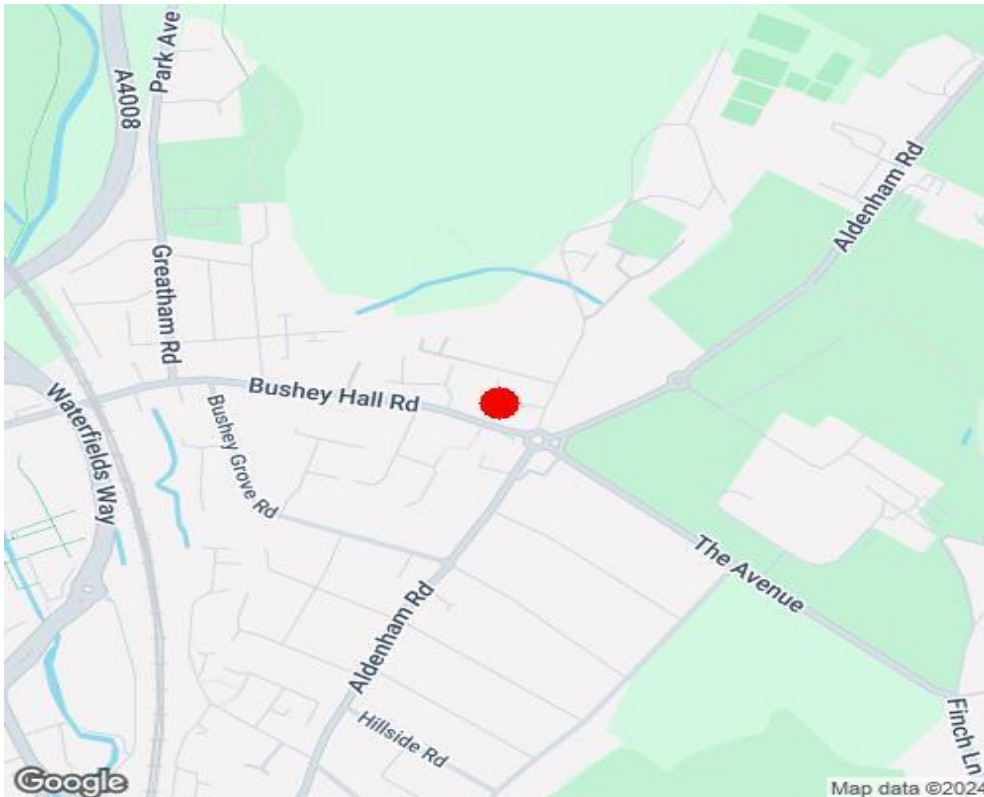
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(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.