



6 Duncan Way, North Bushey, 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

This extended two bedroom detached bungalow, situated on a corner plot, features an entrance porch, entrance hall, separate living room and dining room, and a kitchen. The property includes a double glazed conservatory, two bedrooms, and a bathroom, as well as gas central heating and double glazing throughout. The bungalow is surrounded by gardens and offers off street parking at the front.

With potential for further extension (subject to planning permission), it is located in a sought after area and is 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

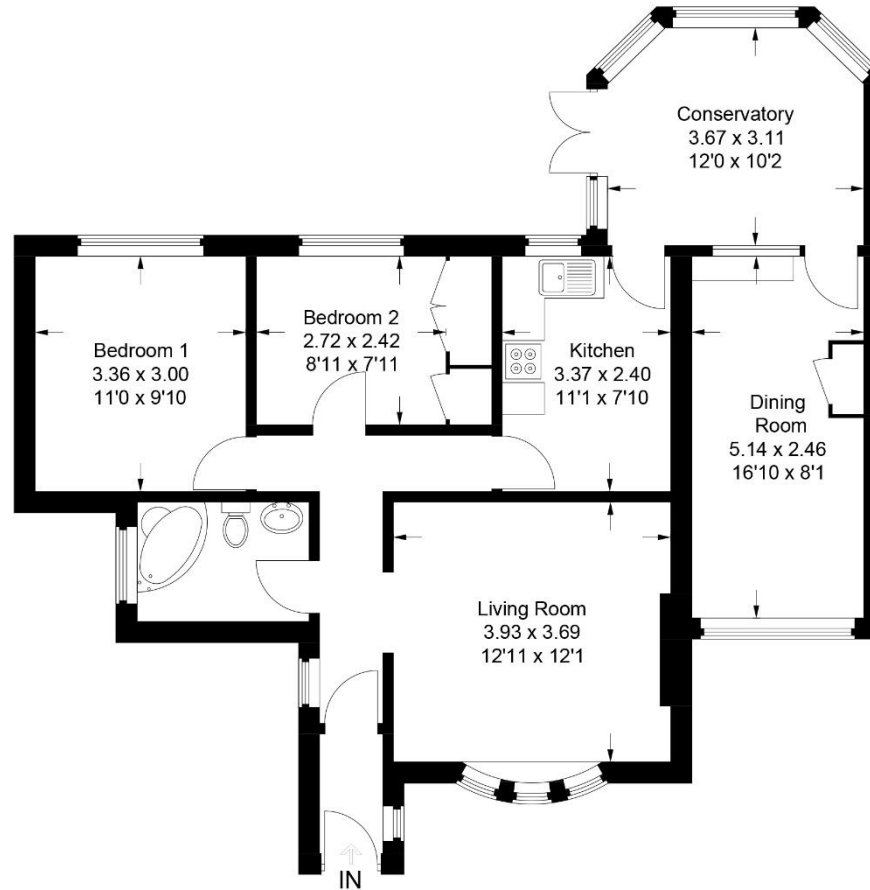
OFF STREET PARKING

Via own driveway to the front of the property

COUNCIL TAX

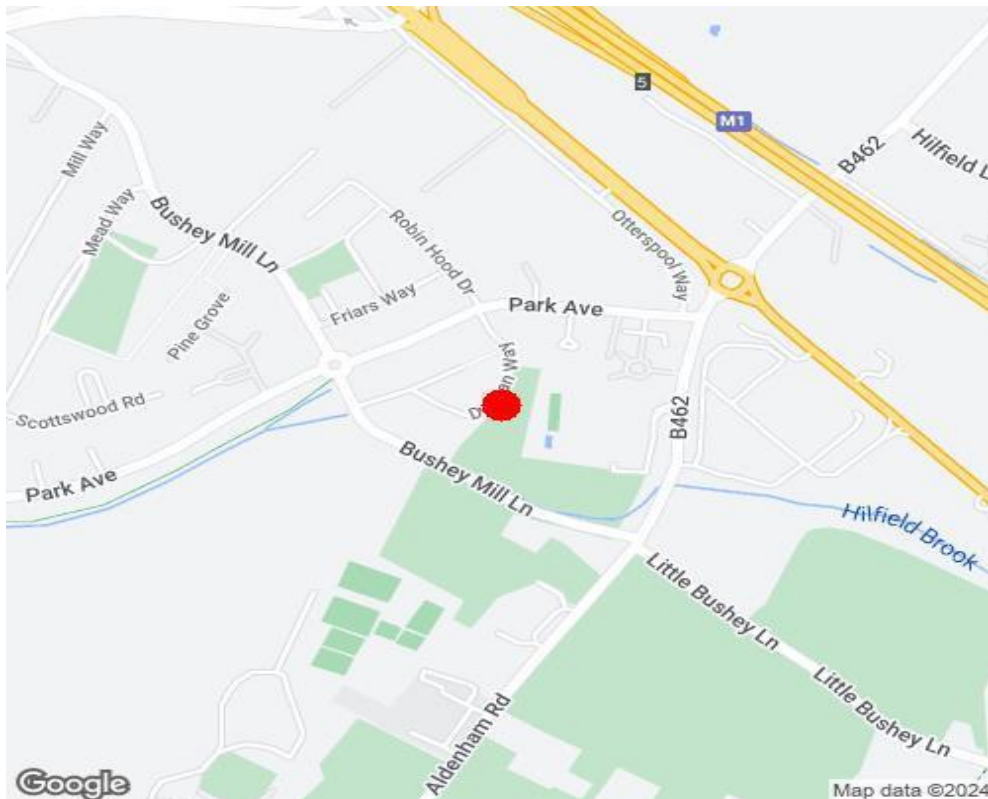
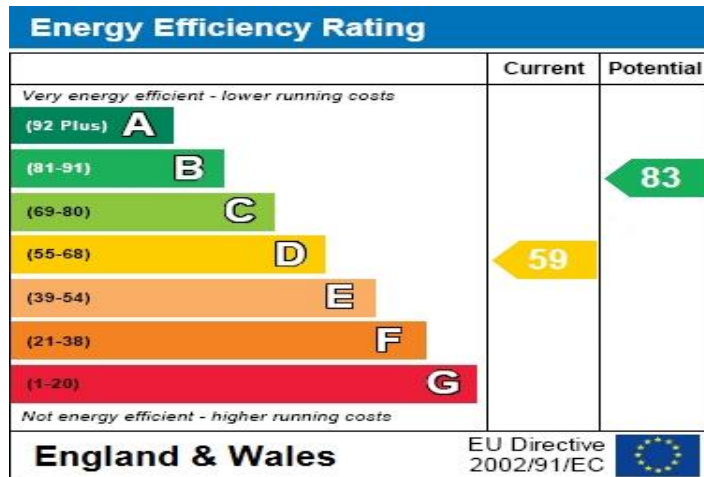
Hertsmere Borough Council, Tax Band D, £2143.23 2024/2025

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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Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

property@churchillsbushey.co.uk

<https://www.churchillsbushey.co.uk>

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.