



2 Lane Gardens, Bushey Heath, WD23 1PE

Price £495,000 Freehold

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 **Churchills**Bushey



Price £495,000

2 Lane Gardens, Bushey Heath, Hertfordshire, WD23 1PE

- A 1950s 3 Bed Semi Detached House
- Cul De Sac Location Close To Bushey High Road
- Newly Fitted Kitchen
- Ground Floor Shower Room
- Bedrooms & WC Upstairs
- Gas Central Heating/ Double Glazing
- South Facing Rear Garden/ Garage Via Shared Driveway
- No Upper Chain
- Council Tax Band E - Hertsmere Borough Council
- Energy Rating: D

This 1950s built 3 bedroom semi detached house is ideally situated in a quiet cul-de-sac, just a short distance from Bushey High Road with its wide choice of shops, restaurants, and places of worship. The property features a spacious living room, a dining area, a newly fitted modern kitchen, and a ground floor modern shower room. Upstairs, there are three bedrooms and a wc, making it a perfect family home. Benefits include gas central heating, double glazing, and a delightful south facing rear garden. Outside, there is a garage which is accessed via a shared drive, adding both convenience and practicality. The property is being offered for sale with no upper chain.

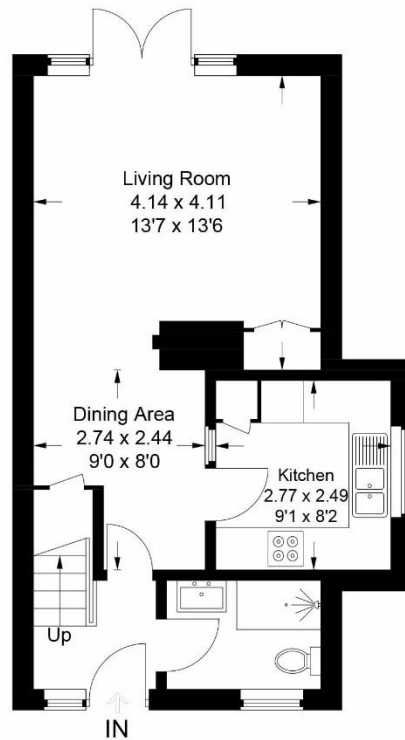




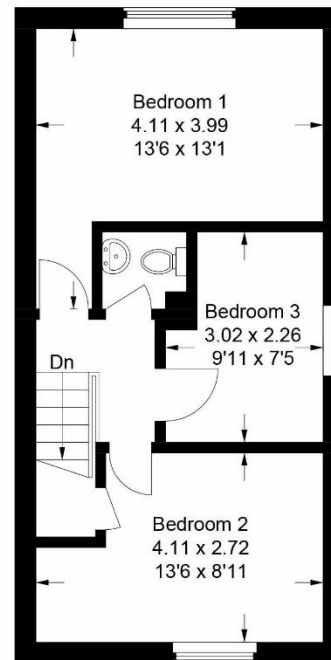


Lane Gardens

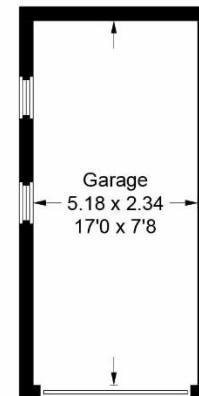
Approximate Gross Internal Area
 Ground Floor = 38.9 sq m / 419 sq ft
 First Floor = 35.9 sq m / 386 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 87.0 sq m / 936 sq ft



Ground Floor



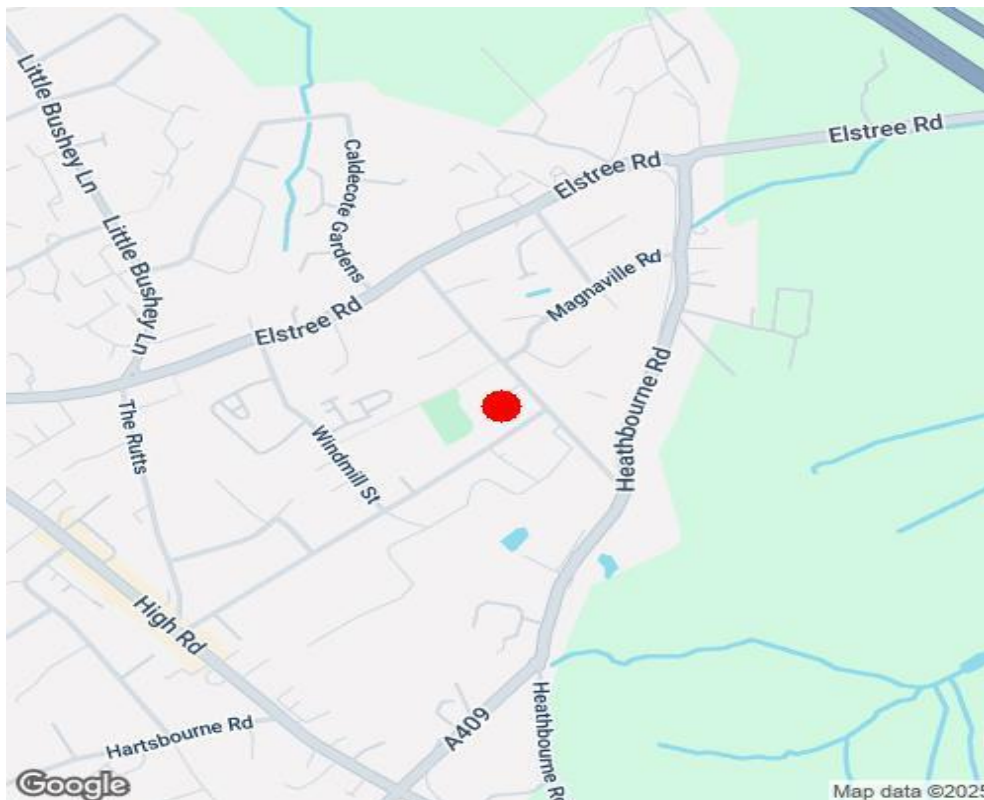
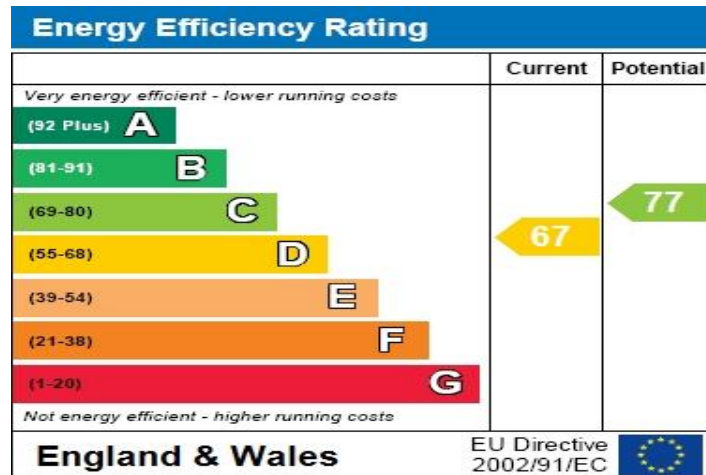
First Floor



(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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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.