



56 Mill Way, North Bushey, WD23 2AG  
Offers Over £600,000 Freehold

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 **Churchills**Bushey





Offers Over £600,000

56 Mill Way, Bushey, Hertfordshire, WD23 2AG

- An Extended 3 Bedroom Semi Detached House
- 21ft Living Room/18ft Kitchen/ Dining Room
- Modern Ground Floor Bathroom
- Study
- 3 Double Bedrooms & WC on First Floor
- Gas Central Heating/ Double Glazing
- Rear Garden
- Garage & Off Street Parking
- Council Tax Band D - Hertsmere Borough Council
- Energy Rating: E

This extended 3 bedroom semi detached house offers spacious and versatile living accommodation, ideal for families. The ground floor features an entrance hall, a generous 21ft living room, a bright and modern 18ft kitchen/dining room, a modern bathroom suite, and a useful study. Upstairs, there are three double bedrooms along with a convenient WC. Externally, the property benefits from a rear garden, a garage accessed via a shared driveway, and a paved front driveway providing parking for two cars. Perfectly positioned in the ever popular North Bushey area, it enjoys excellent access to the A41 and M1 motorways, as well as being close to well regarded local schools and a variety of shops, making it an ideal family home in a highly convenient location.









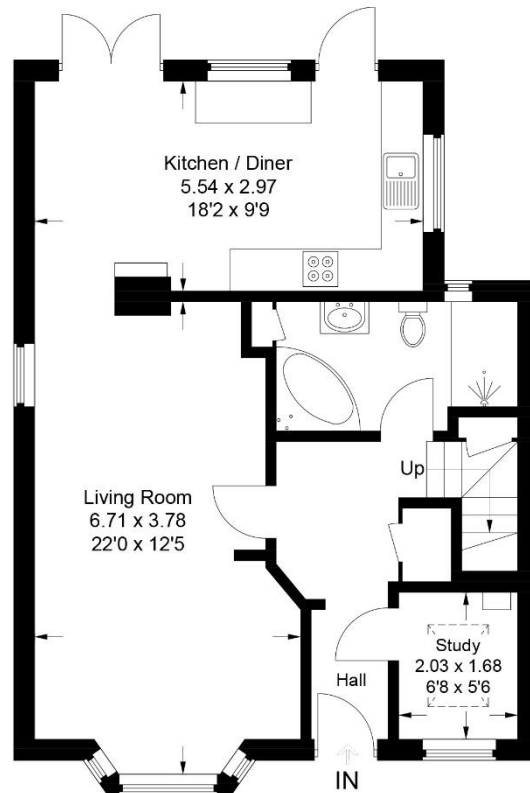




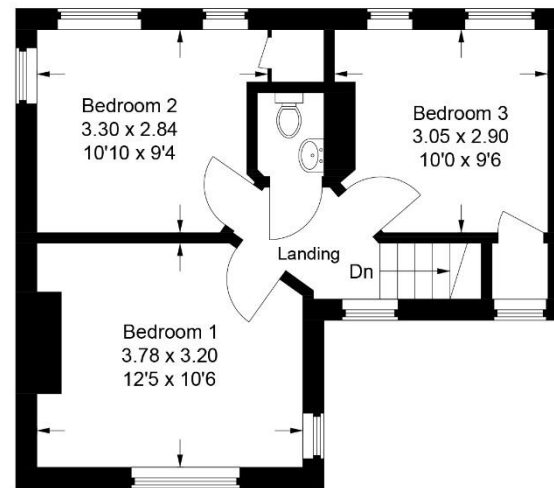


## Mill Way

Approximate Gross Internal Area  
Ground Floor = 62.0 sq m / 667 sq ft  
First Floor = 37.2 sq m / 400 sq ft  
Total = 99.2 sq m / 1,067 sq ft



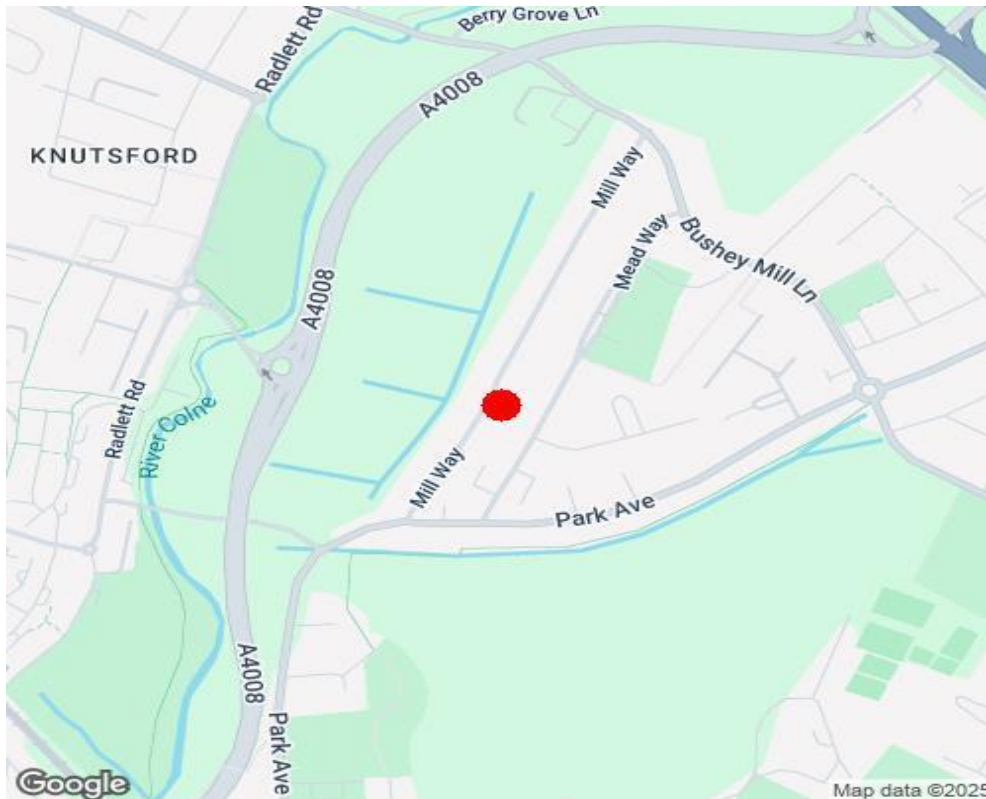
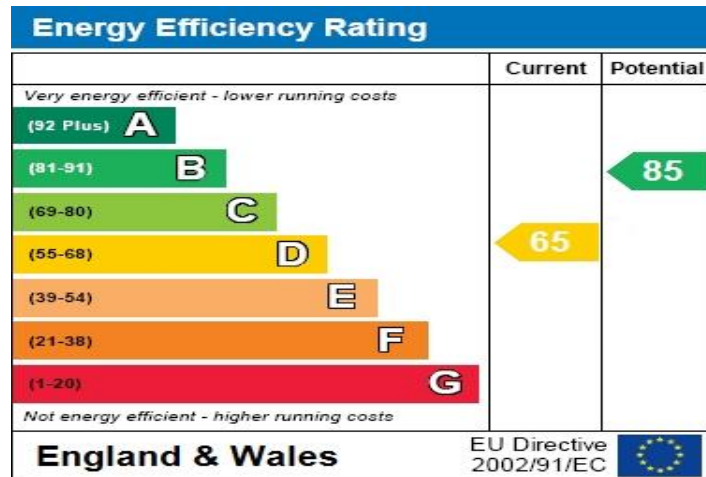
**Ground Floor**



**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.