



48 Falconer Road, Bushey Village, WD23 3AD

AN EXTENDED 3 BEDROOM 2 RECEPTION ROOM FAMILY HOME
IN THE HEART OF BUSHEY VILLAGE
WELL MAINTAINED & TASTEFULLY DECORATED
ENTRANCE HALL, CLOAKROOM
2 SEPARATE RECEPTION ROOMS
22' BESPOKE FITTED KITCHEN/ BREAKFAST ROOM
ALL BEDROOMS & BATHROOM OFF LANDING
LANDSCAPED REAR GARDEN
OFF STREET PARKING SPACE TO THE FRONT
SOUGHT AFTER CONVENIENT LOCATION

Price £735,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

ENTRANCE HALL

Staircase to the first floor,
Brazilian walnut solid wood
flooring through ground floor



CLOAKROOM

Modern low flush wc, wash hand
basin with cupboard under, ladder
radiator, tiled floor

RECEPTION ROOM 1

13'9" (4.19m) Into Bay x 13'0"
(3.96m)
Attractive working fire place
feature with wood surround,
double glazed windows with fitted
white shutters to front bay



RECEPTION ROOM 2

11'5" (3.48m) x 11'0" (3.35m)
Attractive working fire place
feature with wood surround and
shelving to alcoves, double glazed
double doors leading out to the
garden



KITCHEN/ BREAKFAST ROOM

22'0" (6.71m) x 10'0" (3.05m)
Bespoke Neptune fitted kitchen
with range of base units and wall
cupboards, double butler style
sink unit, integrated dishwasher
and cupboards with plumbing for
washing machine and tumble
dryer, larder cupboard and glass
fronted units, double electric oven,
5 ring gas hob with stainless
steel/glass extractor over, space
for American style fridge/freezer,
inset spotlights, double glazed
window and bi-fold doors leading
out to the garden



FIRST FLOOR LANDING

Spacious landing with loft access
by pull down ladder, cupboard
housing gas fired central heating
boiler, inset spotlights

BEDROOM 1

13'7" (4.14m) x 12'2" (3.71m)
Inset spotlights, double glazed windows with fitted white shutters to front bay



BEDROOM 2

13'0" (3.96m) x 11'4" (3.45m)
Inset spotlights, double glazed window with fitted blind to the rear

BEDROOM 3

8'5" (2.57m) x 6'4" (1.93m)
Built-in floating bed and desk unit, double glazed window to the front with fitted white shutters

BATHROOM

9'8" (2.95m) x 6'6" (1.98m)
Panelled bath with central mixer taps, separate walk-in shower, twin wash hand basins with drawers under, wood flooring, ladder radiator, inset spotlights, double glazed window with fitted blind to the rear



SEPARATE WC

Low flush wc, wash hand basin, tiled floor, double glazed window

OUTSIDE

REAR GARDEN

Landscaped with large paved patio area and steps up to lawn, further raised patio with garden shed at the rear.
Shared gated side access, outside tap, lighting and power



OFF STREET PARKING

To the front of the property

COUNCIL TAX

Hertsmere Borough Council Tax
Band E



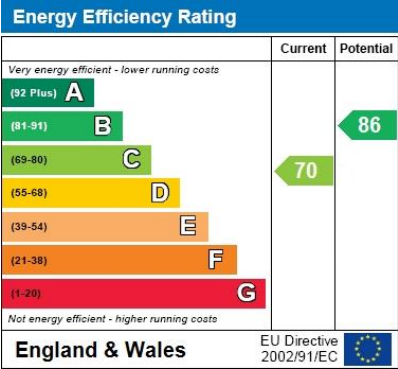


FLOORPLAN



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ENERGY PERFORMANCE
GRAPH



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