



SUSMANS
ESTATES

California Lane, Bushey, WD23 1EY

Offers In Excess Of £585,000 Freehold



***** CHAIN FREE *****

Situated within a moments' walk of Bushey Heath High Street, is this delightful TWO/ THREE bedroom, (one en suite shower room) , family bathroom mid terraced house. Set over two floors it has a separate kitchen with breakfast area, opening onto a good-sized lounge diner with two sets of French doors opening onto the rear westerly facing landscaped garden. An integral garage on the ground floor completes this floors accommodation.

PLANNING PERMISSION has BEEN GRANTED though expired for the garage to be converted into a further habitable room, which if re submitted could easily be actioned. (Expired January 2025)

On the first floor is the large master bedroom suite which in turn opens onto a dressing room/ bedroom 2 and its en suite shower room. Bedroom THREE, guest cloakroom and bathroom complete this floor.

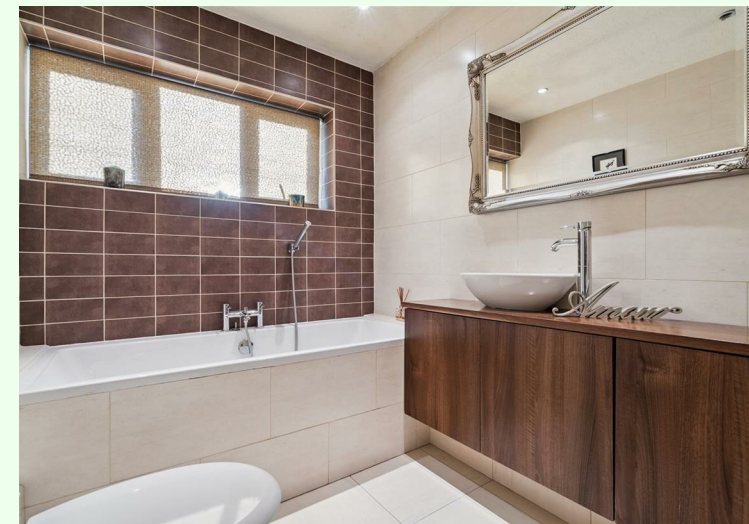
Externally to the front is currently one off street parking space, though there is space for a second if needed.

Bushey Heath high street has a wide range of local amenities including Hair on Broadway, delis and coffee shops, restaurants and boutiques. Whilst nearby places of worship include Bushey Heath synagogue within walking distance amongst churches and other places of worship. Local Schools include Habs boys and girls, Radlett Prep, Watford Grammer boys and girls along with The Grange Academy in Bushey, are all within an easy commute.

EPC C/ mains drainage and sewage/ Council tax band E/ Gas central heating

* In accordance with Section 21 of the Estate Agents Act 1979, we hereby disclose that an employee of this agency is connected to the owner of this property.

■ TWO/ THREE bedroom , two bathroom mid terraced house ■ Rear landscaped garden, integral garage, one off street parking space. ■ Walking distance to high street and places of worship including Bushey Heath synagogue ■ Chain free



PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area
Ground Floor = 60.0 sq m / 646 sq ft
(Including Garage)
First Floor = 53.5 sq m / 576 sq ft
Total = 113.5 sq m / 1,222 sq ft

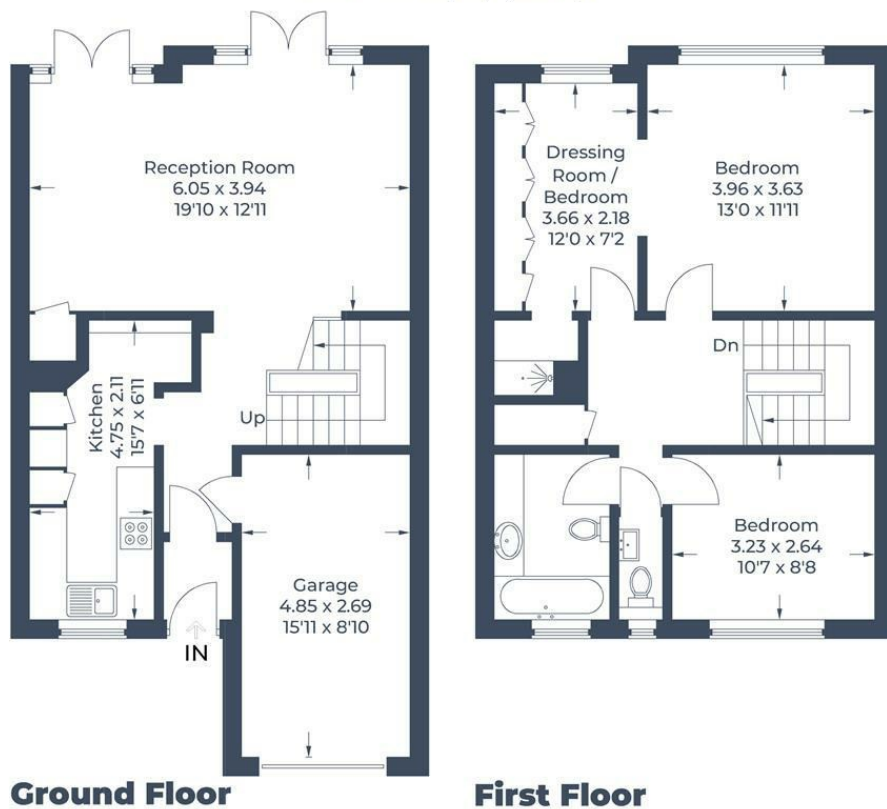


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measurements are approximate, not to scale.
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VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: office@susmansestates.com

Website: susmansestates.com

Radlett Estate Agents Limited trading as Susmans Estates.
Registered Office: First Floor, Radius House, Watford,
Hertfordshire WD17 1HP.
Registered in England & Wales No.5579487

Ref:

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EPC Rating

C

299 Watling Street, Radlett, WD7 7LA

01923 859444

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