



39 Woodlands Road, Bushey, WD23 2LS
£875,000 Freehold



- Entrance hall
- Reception three
- Four bedrooms
- Double width garage
- Lounge. dining room
- Kitchen
- Family bathroom
- No chain

A LINK DETACHED FAMILY HOUSE WITH DOUBLE WIDTH GARAGE AND IN NEED OF MODERNISATION SITUATED ON A CORNER PLOT. ACCOMMODATION COMPRISES : ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM, THIRD RECEPTION ROOM, KITCHEN, FOUR BEDROOMS, FAMILY BATHROOM together with warm air heating, double glazing, gardens to the front and rear, DOUBLE WIDTH GARAGE PLUS OFF STREET PARKING. Situated in a popular residential location in Bushey with access to both M1 and M25 motorways, local shops, schools and amenities. NO CHAIN.

ENTRANCE HALL

Double glazed entrance door, built in coats cupboard, cupboard housing gas boiler for warm air heating system.

CLOAKROOM

Low level w.c., wall mounted wash hand basin, double glazed frosted window to side.

LOUNGE

17'4" x 12'8"



Stairs to first floor, understairs storage cupboard, feature gas coal effect fire with mantel and surround, double glazed windows to front, opening to dining room.

LOUNGE VIEW



DINING ROOM

12'10" x 10'10"



Double glazed patio doors to garden, doors to kitchen and reception three.

RECEPTION THREE

17'7" x 8'6"



Double aspect with double glazed windows to front and rear.

KITCHEN

12'9" x 8'0"



Range of wall and base units, enamel sink unit, spaces for washing machine, dishwasher and gas cooker, tiled walls, double glazed frosted

door to garden, double glazed window to rear.

FIRST FLOOR

Landing, access to loft space, built in airing cupboard.

BEDROOM ONE

16'0" x 12'9"



Range of wardrobes plus built in wardrobes, double aspect with double glazed windows to front and rear.

BEDROOM TWO

12'10" x 9'9"



Built in wardrobes, double glazed window to rear.

BEDROOM THREE

10'6" x 8'0"



Built in wardrobes, double glazed window to front.

BEDROOM FOUR

10'9" x 7'0"



Built in wardrobe, double glazed window to front.

BATHROOM



Panelled bath pedestal wash hand basin, low level w.c, tiled walls, double glazed frosted window to side.

access to garage and off street parking, lawn, flower borders.

ENERGY EFFICIENCY RATING

E

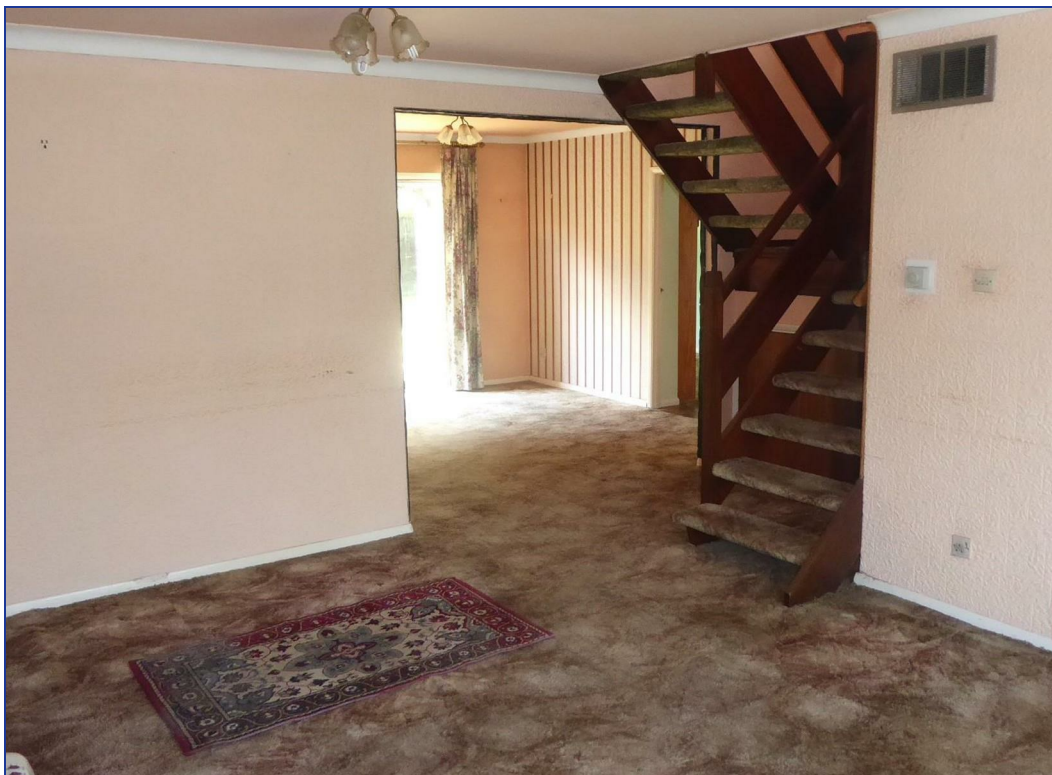
COUNCIL TAX BAND

E

OUTSIDE



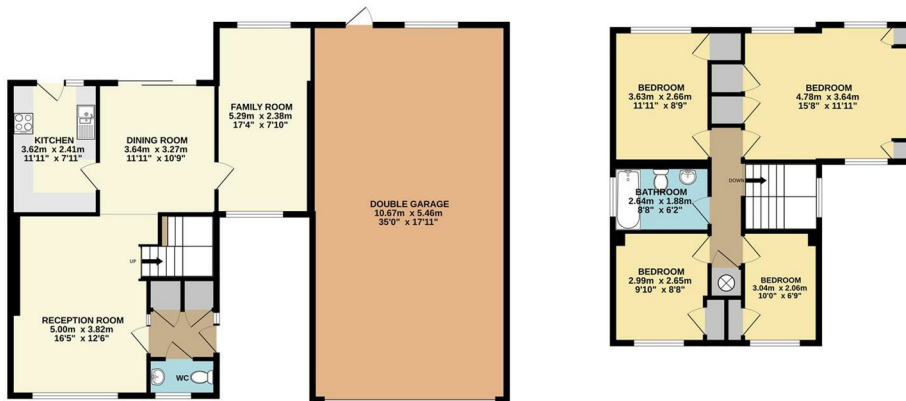
Rear garden extends to approx 60ft, paved patio area, lawn, variety of mature trees, flower borders, garden shed, access to double width garage. Front: Double width garage, double glazed window and door to garden. Block paved driveway providing





GROUND FLOOR
123.5 sq.m. (1329 sq.ft.) approx.

1ST FLOOR
61.4 sq.m. (661 sq.ft.) approx.



WOODLANDS RD

TOTAL FLOOR AREA: 184.9 sq.m. (1990 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FLOOR PLAN

Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

Property Misrepresentation Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Money Laundering Act 2003.

Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.