



Frobisher Close, Bushey, WD23 3DZ

welcome to

Frobisher Close, Bushey

This charming 3-bedroom bungalow on Frobisher Close offers a spacious open-plan living area, a bright sunroom, well-sized bedrooms, a lovely garden with an outbuilding, and convenient access to local amenities and transport links. Call us today to view!



Entrance

Kitchen

12' 10" x 11' 10" (3.91m x 3.61m)

Living Room

22' 8" x 11' 11" (6.91m x 3.63m)

Sunroom

9' 3" x 10' (2.82m x 3.05m)

Bedroom 1

13' 5" x 13' 1" (4.09m x 3.99m)

En Suite

8' 10" x 7' 10" (2.69m x 2.39m)

Bedroom 2

13' 1" x 10' 5" (3.99m x 3.17m)

Bedroom 3

9' 9" x 7' 10" (2.97m x 2.39m)

Bathroom

6' 1" x 7' 10" (1.85m x 2.39m)

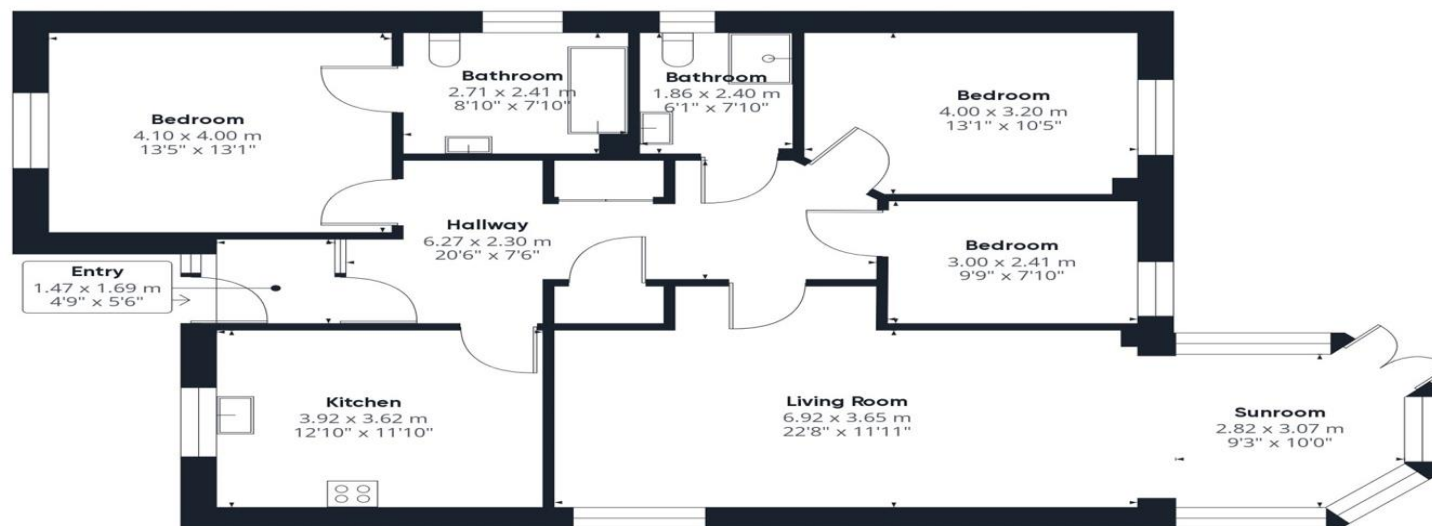
Attic

Outbuilding

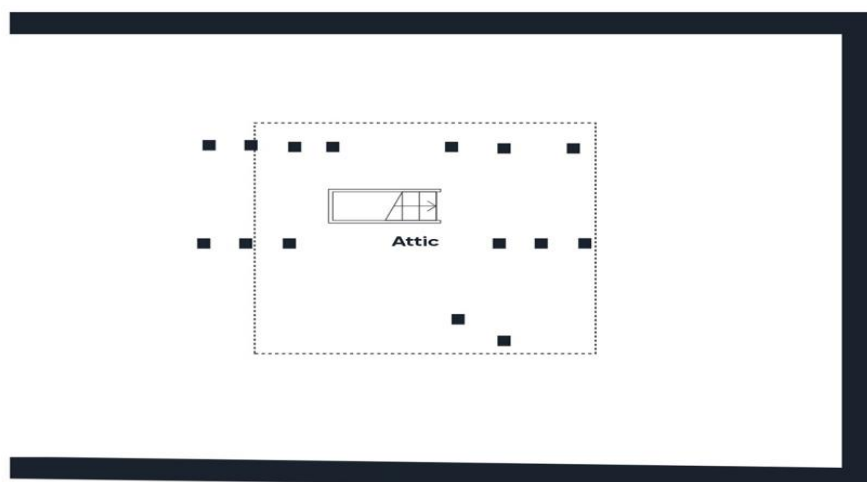
10' 8" x 17' 11" (3.25m x 5.46m)

Total Floor Area (from the EPC)

116 Square Metres



Floor 0 Building 1



Floor 2 Building 1



Floor 0 Building 2

welcome to

Frobisher Close, Bushey

- Detached Bungalow
- Three Bedrooms
- Driveway
- Lovely Sunroom
- Cul-de-sac Road

Tenure: Freehold EPC Rating: C

Guide Price

£750,000 - £775,000



Agents Note

Habinteg Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from Habinteg Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. There will be a requirement for potential buyers to be assessed for wheelchair needs and accessibility criteria Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

Agents Note

We have been unable to verify and are limited to the material information that relates to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104347](https://www.brownandmerry.co.uk/Property/WAF104347)



Property Ref:
WAF104347 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 brown & merry



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)