



Vale Road, Bushey, WD23 2HE

25% Shared Ownership £465,000 Leasehold - Share of Freehold



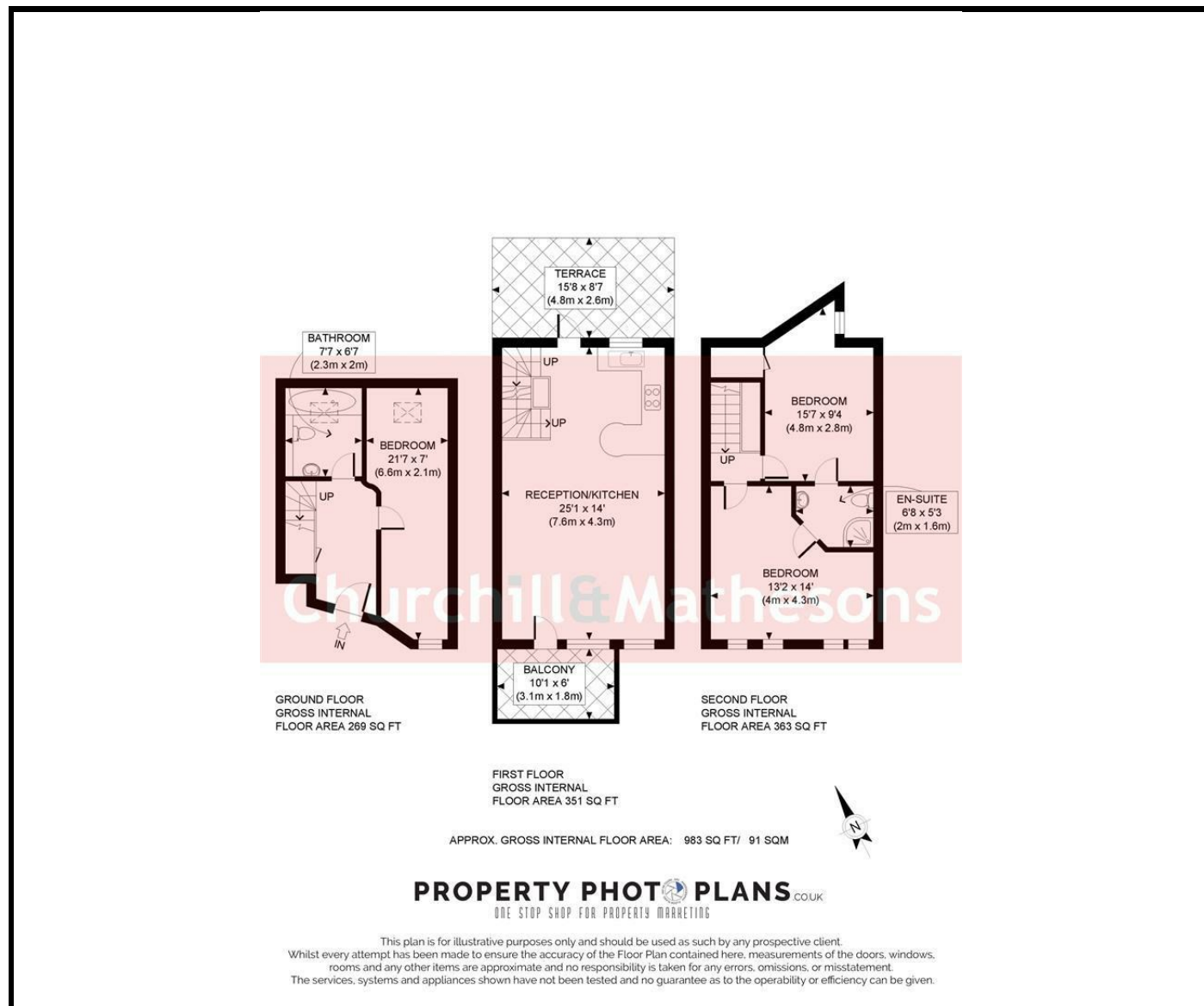
#### KEY FEATURES:

- Chain-free with immediate availability.
- Close to Bushey station, ideal for commuters.
- Near excellent schools, perfect for families
- Bright open-plan living with balcony and courtyard.
- Modern comforts like two bathrooms and off-street parking.

This modern three-bedroom townhouse on Vale Road, Bushey, Hertfordshire WD23, is available chain-free and offers a fantastic opportunity for convenient living. Located just 0.3 miles from Bushey mainline station, the property is perfect for commuters and is within close proximity to excellent schools, including Bushey and Oxhey Infant School and Bushey Manor Junior School.

The home features a spacious, open-plan living room and kitchen, flooded with natural light, with a balcony on one side and an enclosed courtyard on the other. With three well-proportioned bedrooms, two contemporary bathrooms, and allocated off-street parking, this stylish townhouse is designed for comfort and modern living.

Additional highlights include its desirable location and easy access to local amenities.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.