



## Albany Close, Bushey WD23 4SG

**Asking Price £875,000**

Benjamin Stevens are delighted to present this FOUR BEDROOM DETACHED family home located on a quiet cul-de-sac in Bushey.

Offered to the market in good condition throughout, inside you will find a separate lounge and dining room, kitchen/breakfast room plus utility room, guest WC, four double bedrooms, two bathrooms (one en-suite) and plenty of storage. To the rear is a private lawned garden and to the side is a generous double garage plus large driveway to the front.

With potential to extend (subject to the usual planning permission) early viewing is advised. Phone 0208 950 7777 for further details.



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## Exterior:



## Entrance Hall:

Double glazed door to side, radiator, under stair storage, stairs to first floor, carpet.

## Dining Room:



Double glazed bay window to front, radiator, carpet.

## Kitchen/Breakfast Room:



Double glazed window to front, range of fitted wall and base units, one and a half bowl sunken stainless steel sink and drainer unit, five burner gas hob, recess and plumbing for

washing machine and dishwasher, built in double electric oven space for fridge/freezer, obscured double glazed door to side, radiator, lino flooring, door opening to the utility room,

## Utility Room:

Double glazed window to side, range of fitted units, space for under counter fridge/freezer, stainless sink and drainer unit, radiator, lino flooring.

## Guest WC:

Obscured double glazed window to side, low flush WC, hand wash basin, radiator, carpet, tiled walls.

## Lounge:

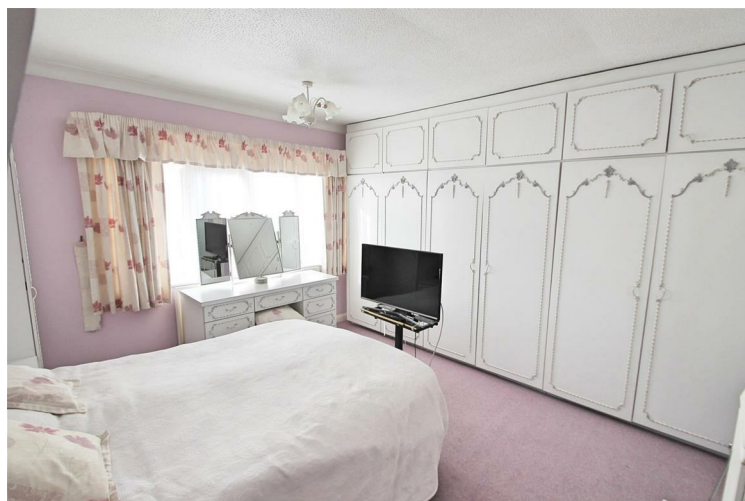


Double glazed window to rear, double glazed patio door to rear, feature fireplace, two radiators, carpet.

## First Floor Landing:

Loft access, airing cupboard, carpet.

## Bedroom One:



Double glazed window to front, built in wardrobe storage, over bed storage, radiator, carpet, door to en-suite.



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## En-suite:



Obscured double glazed window to side, glazed enclosed walk in shower, low flush WC, pedestal hand wash basin, heated towel radiator, radiator, tiled walls.

## Bedroom Two:



Double glazed window to rear, built in wardrobe storage, radiator, carpet, currently configured as a reception room.

## Bedroom Three:



Double glazed window to front, built in wardrobe storage, radiator, carpet.

## Bathroom:



Obscured double glazed window to side, panel enclosed bath with shower over and shower attachment, vanity hand wash basin with storage under, low flush WC with concealed cistern, heated towel rail, tiled walls and floor.

## Bedroom Four:



Double glazed window to rear, fitted wardrobes, radiator, carpet.

## Garden:



Laid mainly to lawn with patio, side access and door to the garage.

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### Garage:

Double garage with two up and over doors and light & power.

### Tenure:

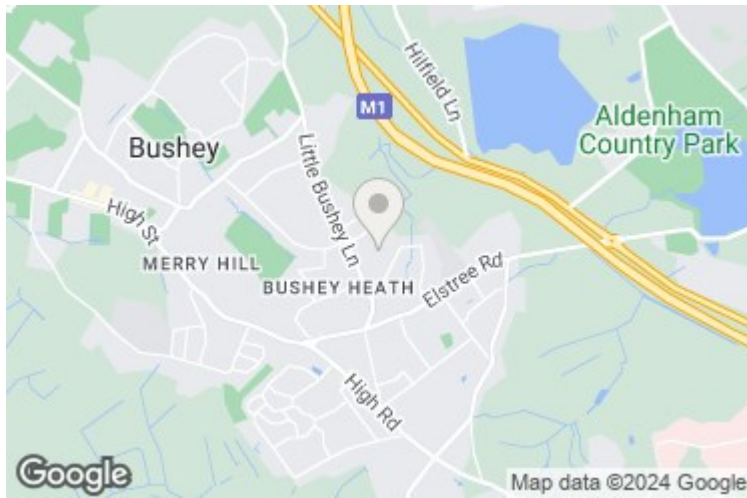
This is a freehold property.

Council Tax Band G £3,292 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

### Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



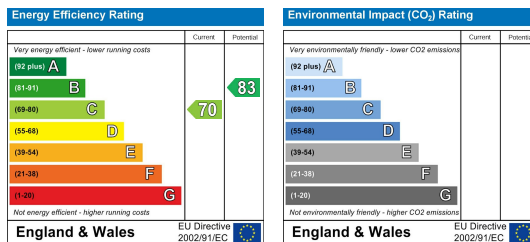
GROUND FLOOR  
976 sq.ft. (90.6 sq.m.) approx.

1ST FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1675 sq.ft. (155.6 sq.m.) 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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