



## **Aldenham Road, Bushey WD23 2LX**

**Asking Price £599,950**

A unique opportunity to acquire this THREE BEDROOM SEMI DETACHED HOUSE situated on the sought after Aldenham Road in Bushey within walking distance to all local shopping and transport facilities. The current owners have kept the house in great order throughout and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, three living spaces, a modern Kitchen, Three Bedrooms, Bathroom, Guest cloakroom, Rear South East facing Garden, Off Street Parking. THE PROPERTY HAS THE ADDED BENEFIT FROM THE POTENTIAL TO EXTEND STPP OFFERED CHAIN FREE

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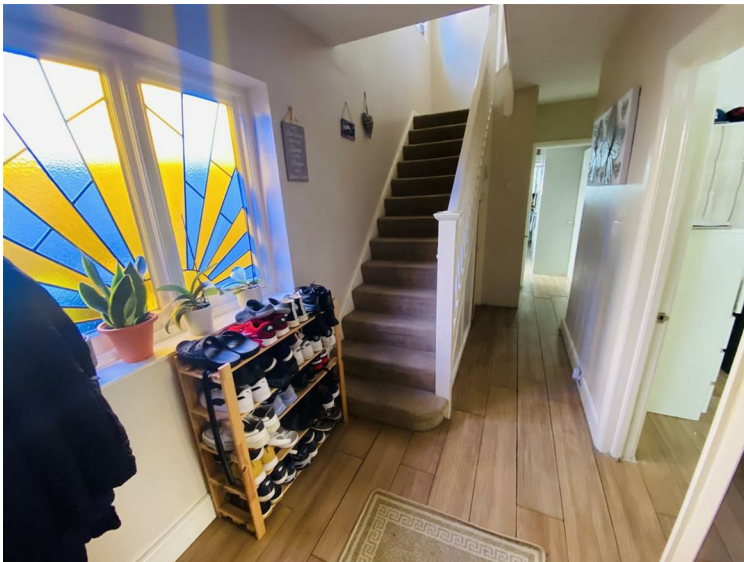
**Exterior**



**Reception Room**



**Entrance Hallway**



**Living Room**



**Kitchen**



**Dining Room**



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**Guest Cloakroom**



**Bedroom Three**



**Bedroom One**



**Bathroom**



**Bedroom Two**

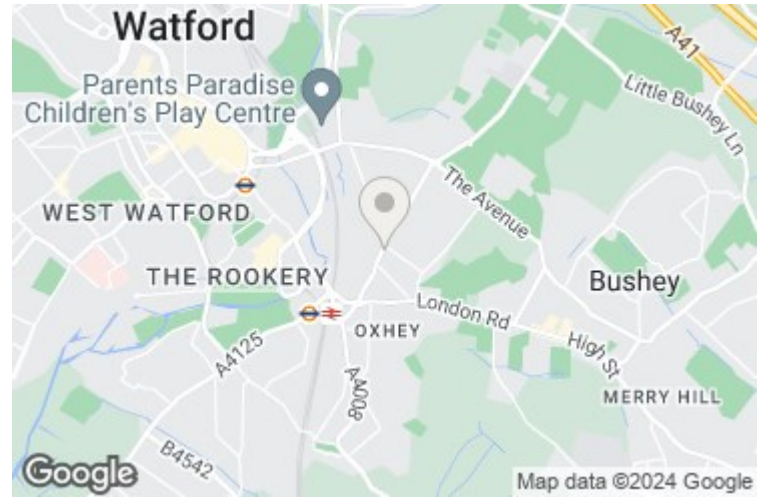


**Garage**



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## Rear Garden



## Rear Aspect



## Tenure

This is a freehold property.

Council Tax Band E £2537 per annum.

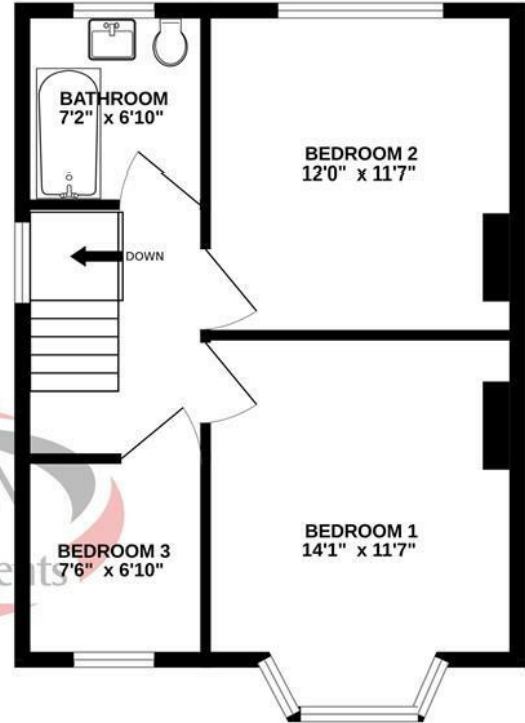
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

## 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  
611 sq.ft. approx.

1ST FLOOR  
449 sq.ft. approx.



TOTAL FLOOR AREA: 1060 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		65	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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>			85
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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