



Caldecote Gardens, Bushey WD23 4GP

Offers In The Region Of £704,950

A bright and spacious THREE BEDROOM, TWO BATHROOM DETACHED BUNGALOW situated on a popular residential road in the heart of Bushey Heath, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Fully Fitted Kitchen/Breakfast Room, Three Bedrooms (one with en suite shower room and separate wc), Bedroom One & Bedroom Three Both With Fitted Wardrobes, Family Bathroom, Secluded Rear Garden Approximately 180ft, Off Street Parking.

THE PROPERTY HAS THE ADDED BENEFIT FROM HAVING THE POTENTIAL TO EXTEND STPP

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Exterior:



Kitchen/Breakfast Room:



Reception Room:



Kitchen/Breakfast Room:



Reception Room:



Bedroom One:



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Bedroom Two/Dining Room:



Rear Garden:



Bedroom Three:



Rear Garden:



Bathroom:



Exterior Rear:



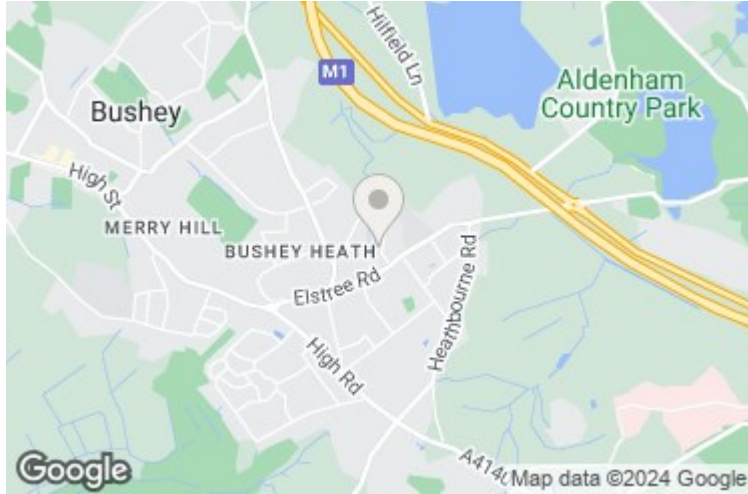
Tenure:

This is a freehold property.
Council Tax Band F £3,148 per annum.
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

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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.



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Approximate Area = 1087 sq ft / 100.9 sq m

Limited Use Area(s) = 121 sq ft / 11.2 sq m

Outbuilding = 98 sq ft / 9.1 sq m

Total = 1306 sq ft / 121.2 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benjamin Stevens. REF: 1120700

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk