



## The Close, Bushey WD23 3NG

**Asking Price £675,000**

A beautifully presented THREE BEDROOM SEMI DETACHED HOUSE situated in a sought after tree lined residential close, conveniently located for all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Lounge, Dining Room, Fully Fitted Modern Kitchen/Breakfast Room, Three Bedrooms, Modern Bathroom, Secluded Rear Garden With Outhouse/Workshop, Off Street Parking For Two Cars.

NO UPPER CHAIN

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

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**Exterior:**



**Lounge:**



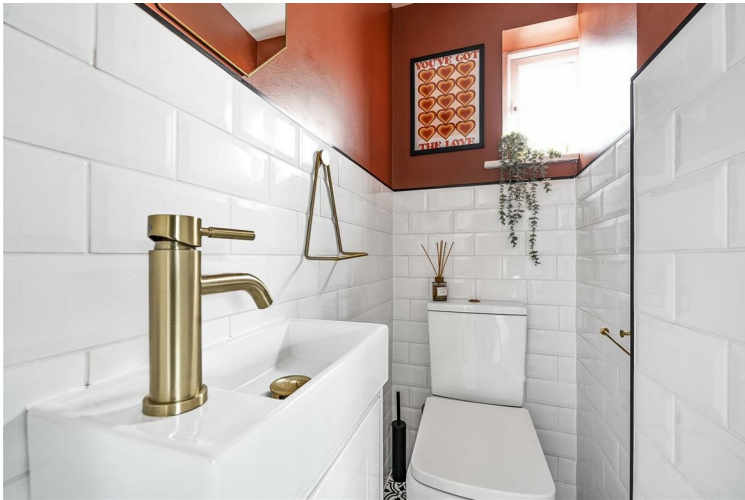
**Entrance Hall:**



**Dining Room:**



**Guest Cloakroom:**



**Kitchen/Breakfast Room:**



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**Kitchen/Breakfast Room:**



**Bedroom Two:**



**First Floor Landing:**



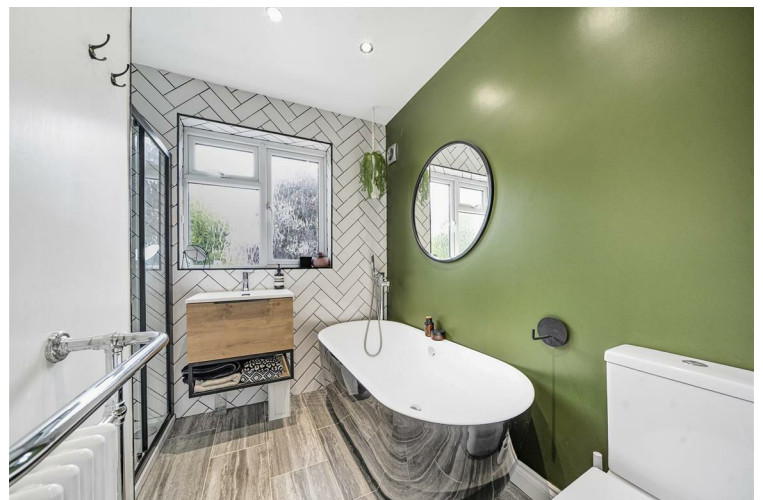
**Bedroom Three:**



**Bedroom One:**



**Bathroom:**



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## Outhouse / Workshop:



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.



## Garden:



## Exterior Rear:



## Tenure:

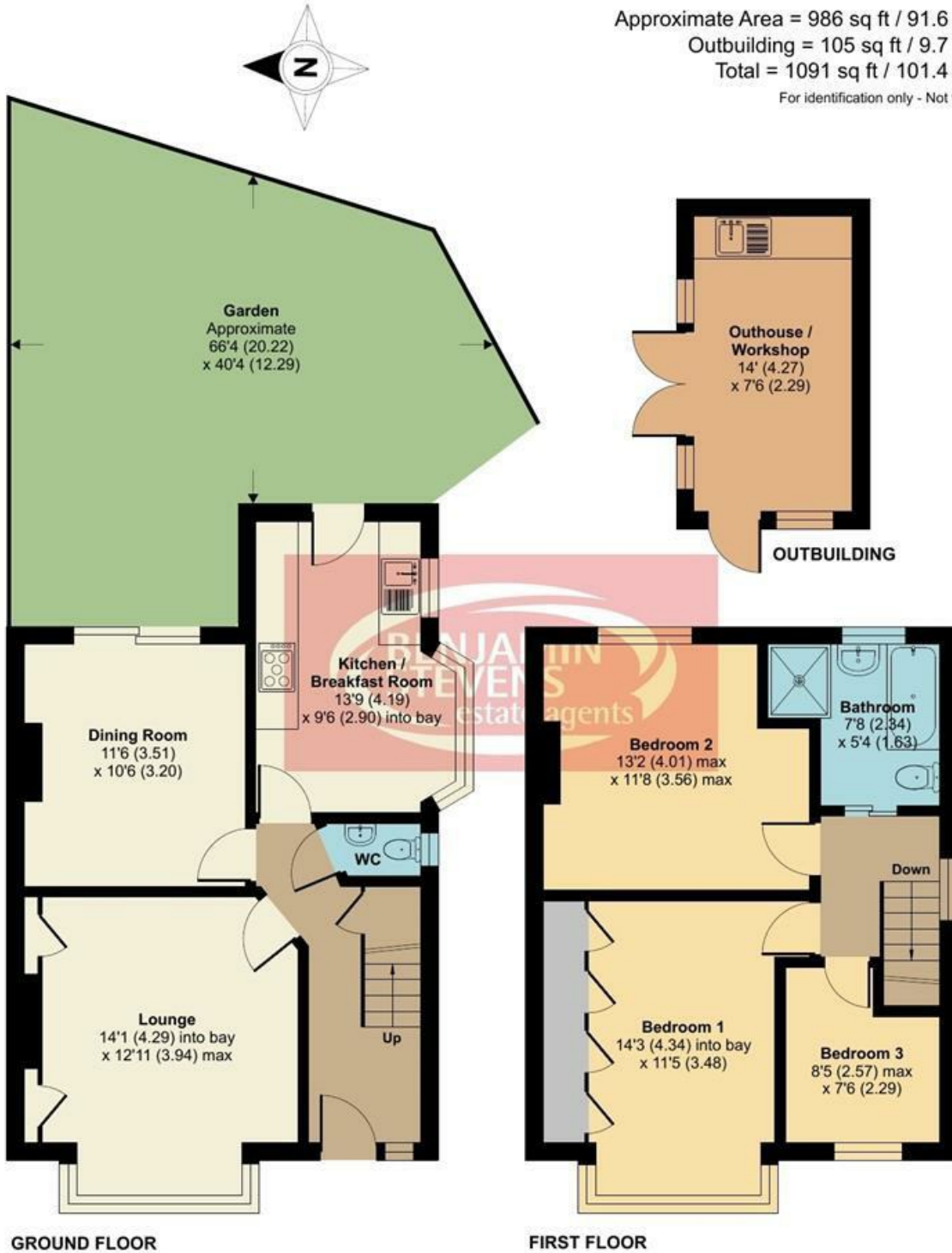
This is a freehold property.  
Council Tax Band E £2,663 per annum.  
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

## Disclaimer:

# The Close, WD23

Approximate Area = 986 sq ft / 91.6 sq m  
 Outbuilding = 105 sq ft / 9.7 sq m  
 Total = 1091 sq ft / 101.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benjamin Stevens. REF: 1134771

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>84</b>		
	<b>59</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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