



## **The Squirrels, Bushey WD23 4RT**

**Offers In Excess Of £685,000**

A bright and spacious beautifully presented FOUR DOUBLE BEDROOM, TWO RECEPTION ROOM SEMI DETACHED FAMILY HOME situated in a sought after residential close off Little Bushey Lane, 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, Guest Cloakroom, Lounge/Dining Room, Family Room, Kitchen/Breakfast Room, Four Double Bedrooms, Bathroom, Secluded Rear Garden, Detached Garage, Off Street Parking.  
NO UPPER CHAIN

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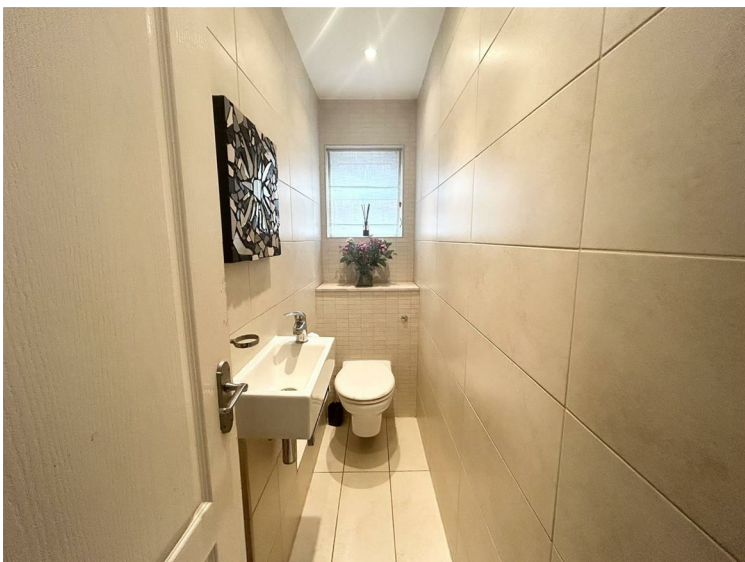
**Exterior:**



**Lounge/Dining Room:**



**Guest Cloakroom:**



**Lounge/Dining Room:**



**Family Room:**



**Kitchen/Breakfast Room:**



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**Kitchen/Breakfast Room:**



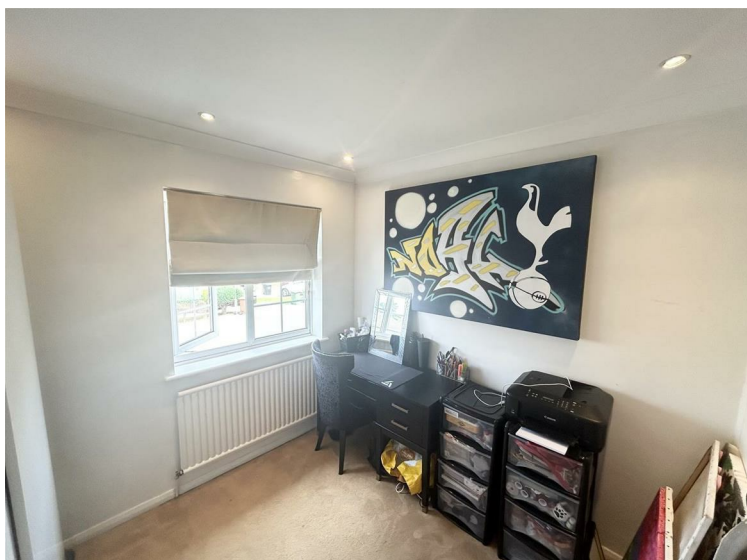
**Bedroom Three:**



**Bedroom One:**



**Bedroom Four:**



**Bedroom Two:**

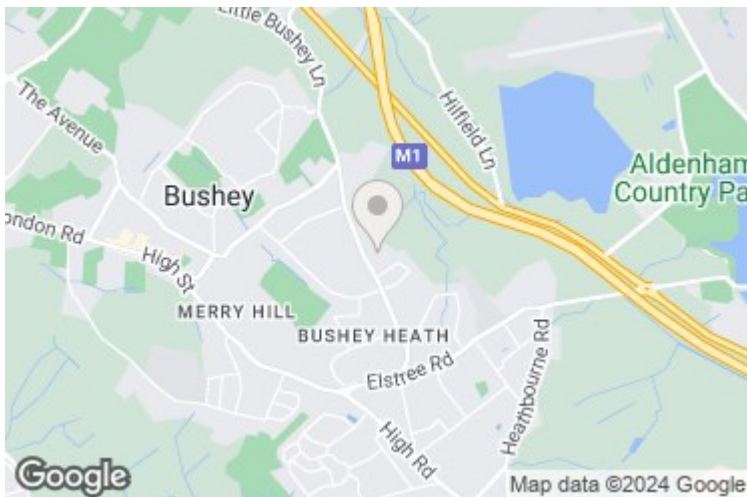


**Bathroom:**



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## Garden:



## Garden:



## Tenure:

This is a freehold property.

Council Tax Band F £3,148 per annum.

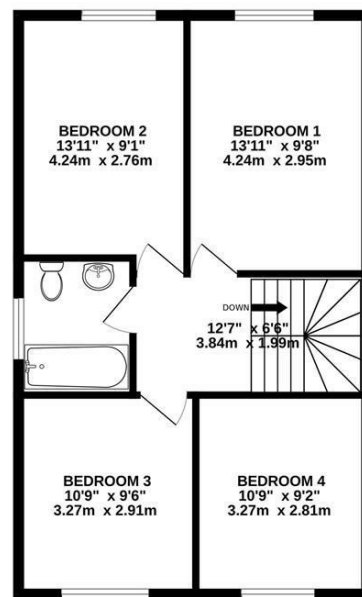
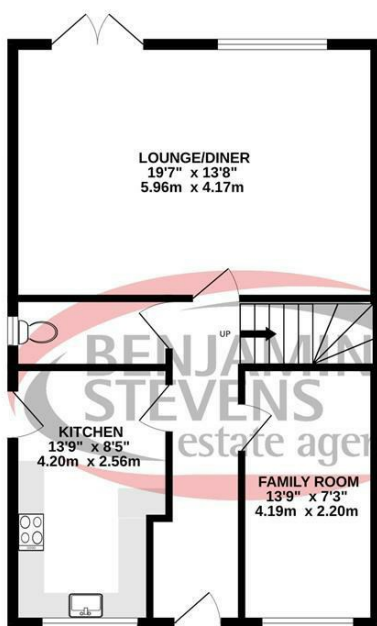
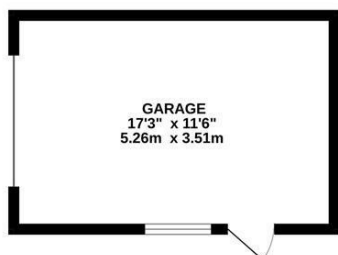
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

## Disclaimer:

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  
807 sq.ft. (75.0 sq.m.) approx.

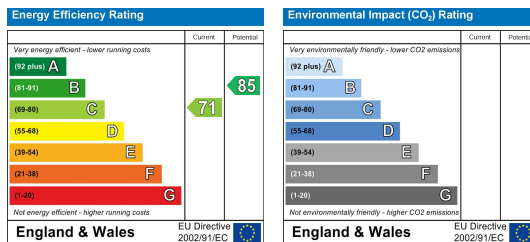
1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



4 BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 1391 sq.ft. (129.3 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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