



Brooke Close, Bushey WD23 1FB

Asking Price £449,950

A bright and spacious TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE situated in a sought after tree lined residential cul-de-sac in the heart of Bushey, 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: Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Fully Fitted Kitchen, Two Double Bedrooms, Bathroom, Private Rear Garden, Garage.
SHARE OF FREEHOLD

Brooke Close, Bushey WD23 1FB

Exterior:



Kitchen:



Reception Room:



Kitchen:



Reception Room:



Bedroom One:



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Bedroom Two:



Garden:



Bathroom:



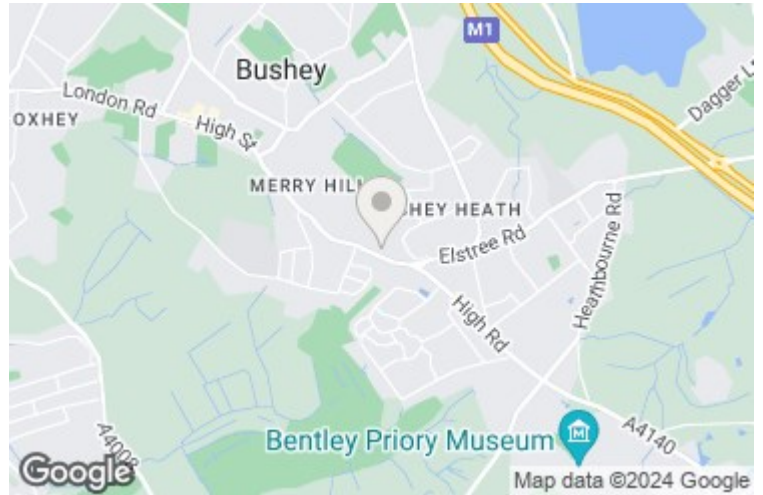
Tenure:

To the best of their knowledge the seller advises us there are approximately 900+ years remaining on the lease with a ground rent of approximately £360 per annum. As always buyers are advised to gain verification from their surveyor/ solicitor during the conveyancing process.
Council Tax Band D - £2,179

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.

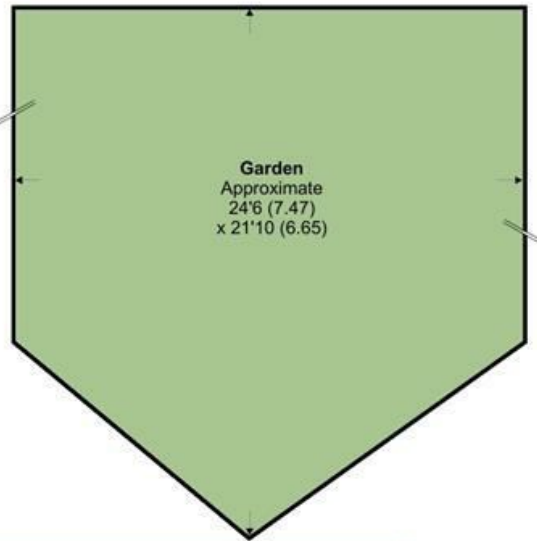
Garden:



Brooke Close, Bushey, WD23

Approximate Area = 897 sq ft / 83.3 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: 1168043

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	59 63		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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