



Windmill Lane, Bushey WD23 1NQ

Asking Price £535,000

A beautifully presented bright and spacious TWO BEDROOM HOUSE 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 excellent decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Reception Room, Fully Fitted Open Plan Kitchen/Diner With Bi-Fold Doors Leading To Garden, Two Bedrooms, Bathroom, Rear Garden, Off Street Parking.
NO UPPER CHAIN

Windmill Lane, Bushey WD23 1NQ

Exterior:



Bedroom One:



Bedroom Two:



Lounge:



Bathroom:



Open Plan Kitchen/Diner:



Rear Garden:



Rear Elevation:

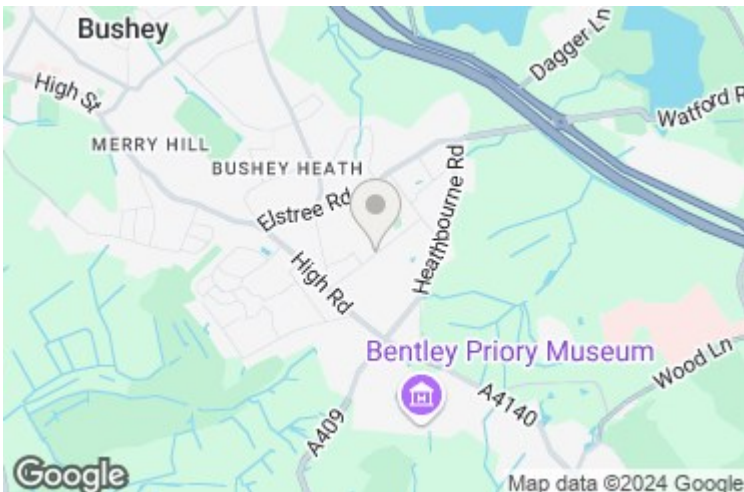


Tenure:

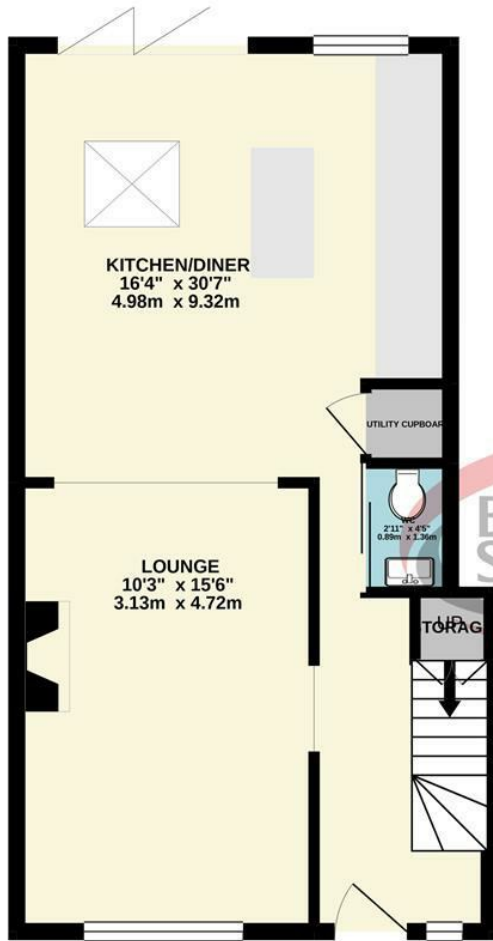
This is a freehold property.
Council Tax Band E which is currently £2,663 per annum.
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

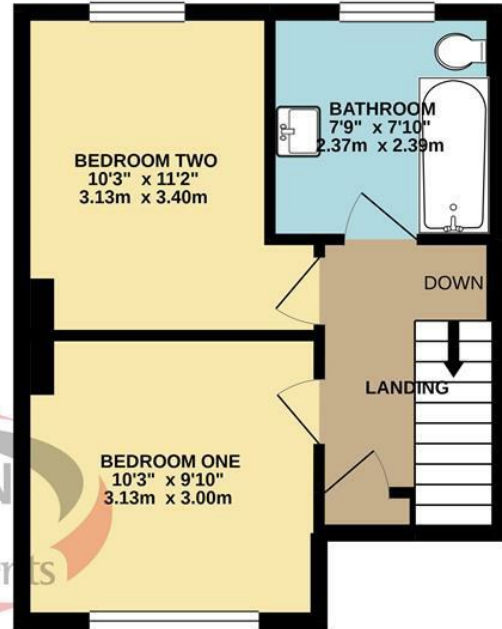
While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.5 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.
Made with Metropix ©2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
	(81-91) B		
	(69-80) C	74	
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
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