



**BENJAMIN  
STEVENS.**  
estate agents



## **Caldecote Gardens, Bushey WD23 4GP**

### **Offers In Excess Of £700,000**

A TWO/THREE BEDROOM, TWO BATHROOM DETACHED CHALET BUNGALOW located on a quiet turning in Bushey Heath. On the ground floor you will find two bedrooms (one currently configured as a TV Room), en-suite bathroom, bright lounge/dining room leading out onto a private patio, fitted kitchen with high quality work tops and breakfast island. Upstairs is bedroom one with plenty of storage and another en-suite bathroom. To the rear is a split level garden with attractive views from the upper level and a mature private garden on the lower level. In addition there is a garage and plenty of off street parking.

**CHAIN FREE**



# Caldecote Gardens, Bushey WD23 4GP

**Exterior:**



**TV Room:**



**Lounge/Diner:**



**Kitchen/ Breakfast Room:**



**Lounge:**



**Kitchen:**





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**Bedroom One:**



**En-suite to Bedroom Two:**



**En-suite to Bedroom One:**



**Garden/Patio Area:**



**Bedroom Two:**



**Garden/Patio Area:**



## Caldecote Gardens, Bushey WD23 4GP

### Garage:



### Tenure:

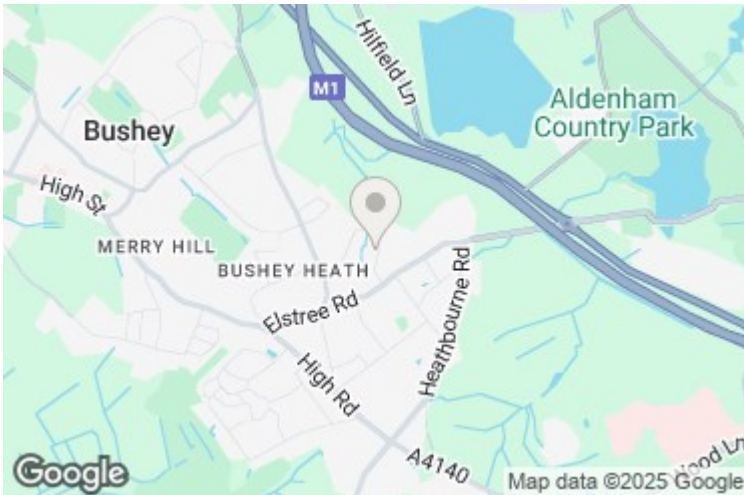
This is a freehold property.

Council Tax Band F which is currently £3,148 per annum.

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

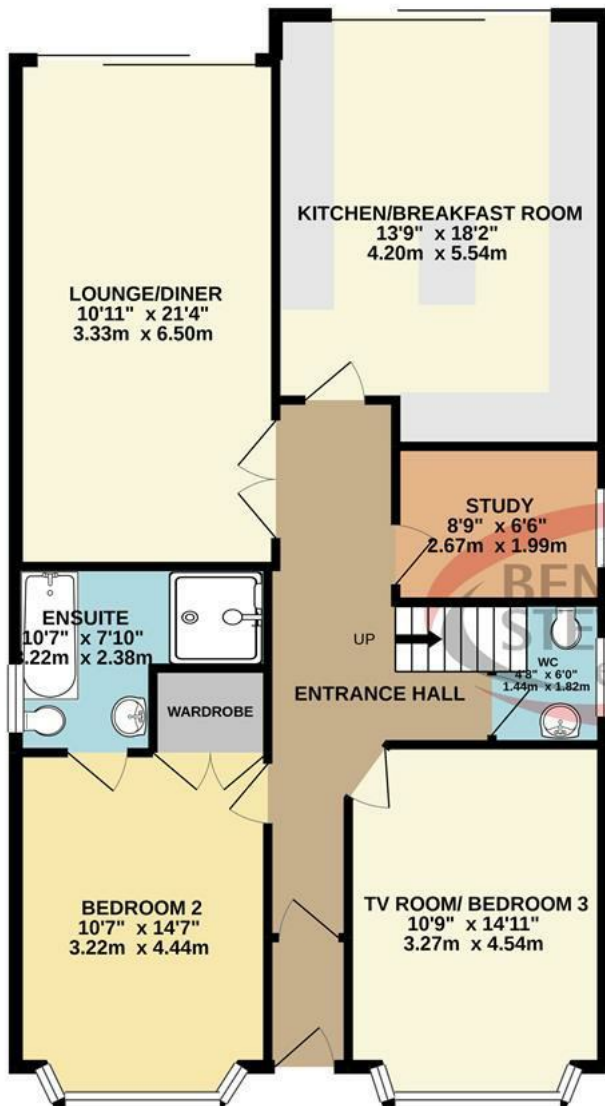
### Disclaimer:

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  
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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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