Little Bushey Lane, Bushey WD23 4JU

Offers In Excess Of £799,950

An extended bright and spacious beautifully presented FOUR BEDROOM, THREE RECEPTION ROOM SEMI DETACHED HOUSE situated in the heart of Bushey Heath, conveniently located and within walking distance to all local shopping/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,
Living Room/Dining Room, TV Room/Study, Fully Fitted Kitchen/Breakfast Room, Utility Room,
Four Bedrooms, Bathroom, Rear Garden, Off Street Parking For Several Cars.
THE PROPERTY HAS THE ADDED BENEFIT FROM HAVING THE POTENTIAL TO EXTEND STPP

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Exterior:

TV Room/Study:

Living Room/Dining Room:

Kitchen/Breakfast Room:

Living Room/Dining Room:

Kitchen/Breakfast Room:

Bedroom One:

Bathroom:

Bedroom Two:

Garden:

Bedroom Three:

Garden:

Tenure:
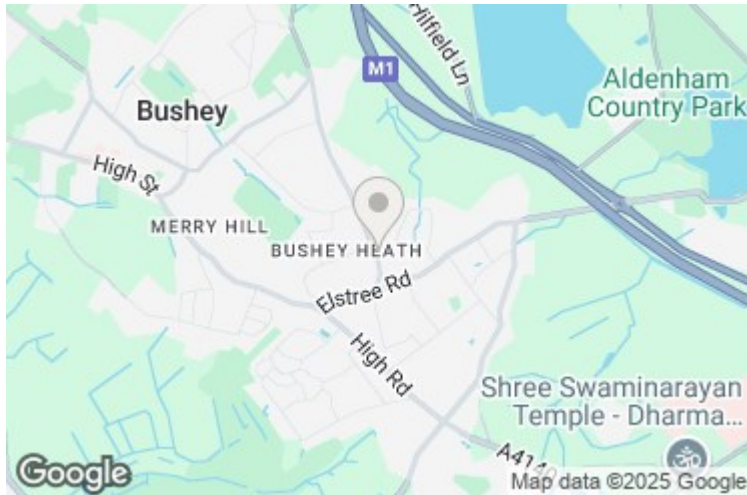
This is a freehold property.

Council Tax Band F £3,148 per annum.

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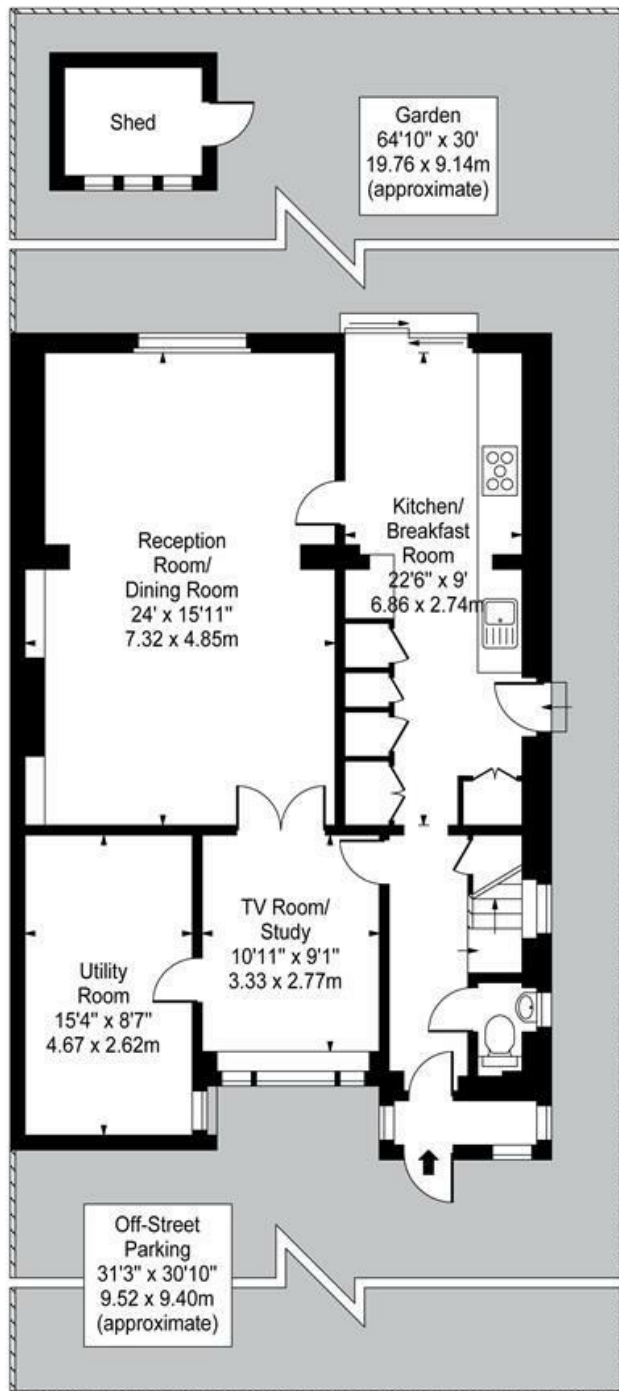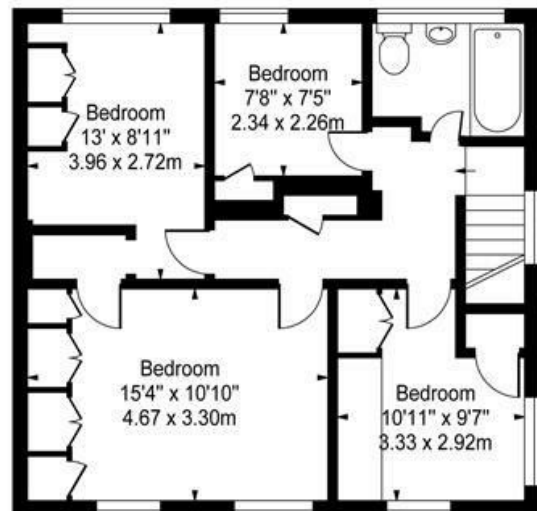
Disclaimer:

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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.

Little Bushey Lane, Bushey Heath, Herts, WD23

Shed

Garden
64'10" x 30'
19.76 x 9.14m
(approximate)

N

Reception Room/ Dining Room
24' x 15'11"
7.32 x 4.85m

Kitchen/ Breakfast Room
22'6" x 9'
6.86 x 2.74m

Bedroom
13' x 8'11"
3.96 x 2.72m

Bedroom
7'8" x 7'5"
2.34 x 2.26m

Utility Room
15'4" x 8'7"
4.67 x 2.62m

TV Room/ Study
10'11" x 9'1"
3.33 x 2.77m

Bedroom
15'4" x 10'10"
4.67 x 3.30m

Bedroom
10'11" x 9'7"
3.33 x 2.92m

Off-Street Parking
31'3" x 30'10"
9.52 x 9.40m
(approximate)

Ground Floor

First Floor

Approx Gross Internal Area 1584 Sq Ft - 147.15 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.14700

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO$_2$) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

THE GUILD OF PROFESSIONAL ESTATE AGENTS

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