



**BENJAMIN
STEVENS.**
estate agents



Burchell Court, Catsey Lane, Bushey WD23 4HZ

Offers In Excess Of £375,000

A bright and spacious TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH OWN GARDEN situated in a sought after residential close in the heart of Bushey, conveniently located for all local shopping and transport facilities. The property is in need of some modernisation and benefits from: Part Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Kitchen, Two Double Bedrooms, Bathroom, Separate WC, Two Rear Gardens, Single Garage.
**NEW LEASE ASSIGNED ON COMPLETION
CHAIN FREE**

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Exterior:



Reception Room:



Reception Room:



Kitchen:



Reception Room:



Kitchen:



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Bedroom One:



Bathroom/Separate WC::



Bedroom One:



Bathroom:



Bedroom Two:



Garden:



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Garden:



Garage:



Tenure:

This is a leasehold property and the seller advises us there will be a new lease assigned on completion with an annual Ground Rent of Approx £17 PA

Council Tax Band D £2,143.23 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.

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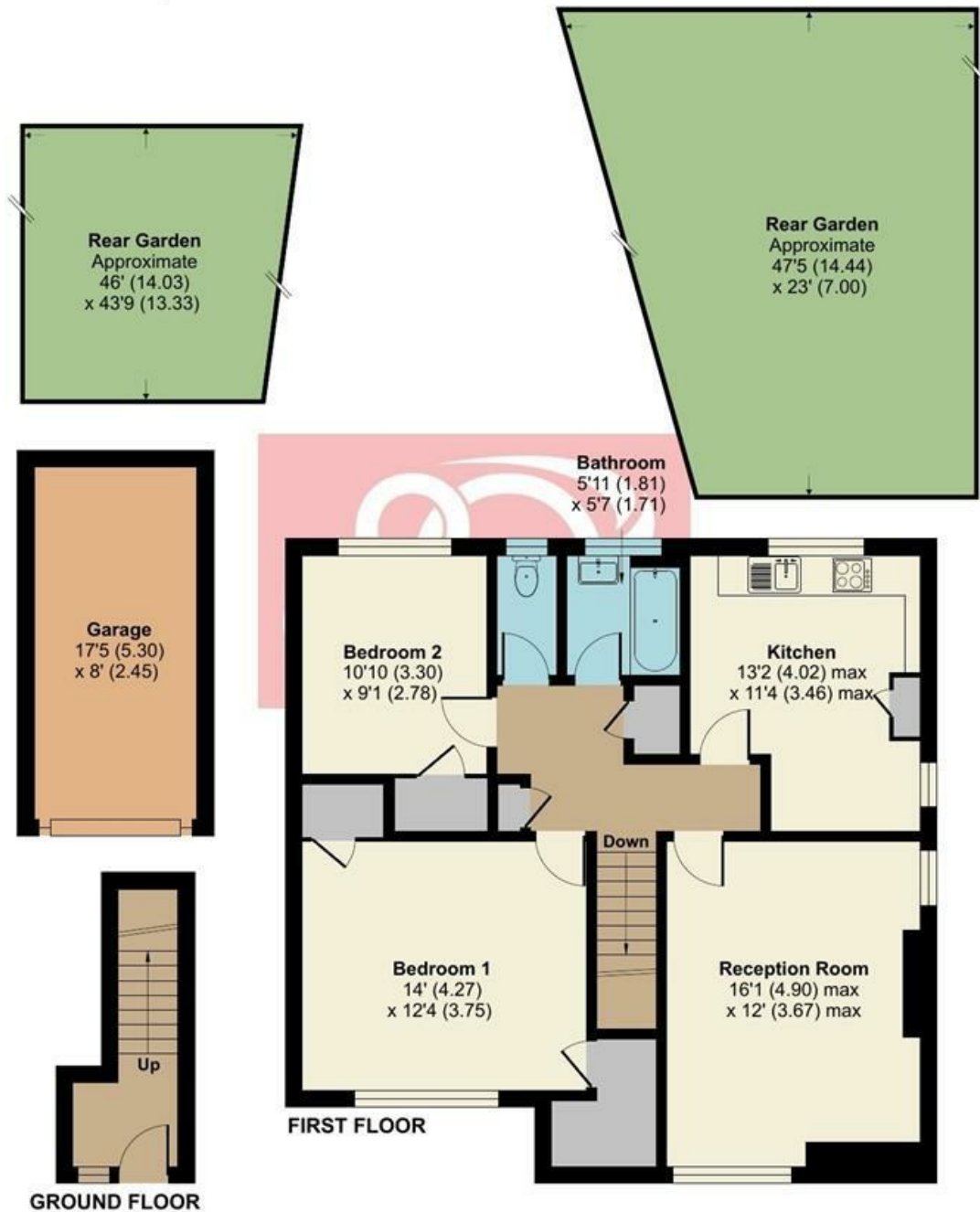


Approximate Area = 925 sq ft / 85.9 sq m

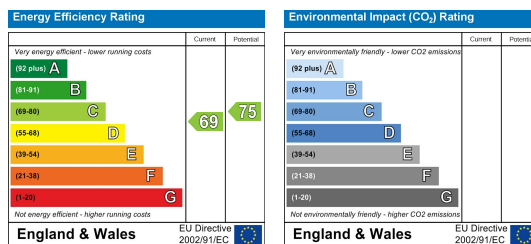
Garage = 140 sq ft / 13 sq m

Total = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Benjamin Stevens. REF: 1236980



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