



**BENJAMIN  
STEVENS.**  
estate agents



**Harcourt Road, Bushey WD23 3PD**

**Asking Price £349,950**

A bright and spacious TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE situated in the heart of Bushey.

Offering great space inside, in addition to the Two Double Bedrooms is a large Lounge/Dining Room, Separate Kitchen, Bathroom with a utility cupboard and loft storage. Further benefits include a Garage, Private Rear Garden, Long Lease/Share Of Freehold.

Located on a popular turning only a short stroll from local shops, schools and transport links.



# Harcourt Road, Bushey WD23 3PD

**Exterior:**



**Bedroom One:**



**Lounge/Dining Room:**



**Bedroom Two:**



**Kitchen:**



**Bathroom:**





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### Bathroom:



service charge or ground rent.

Council Tax Band C £1,845 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.



### Garden:



### Garage:

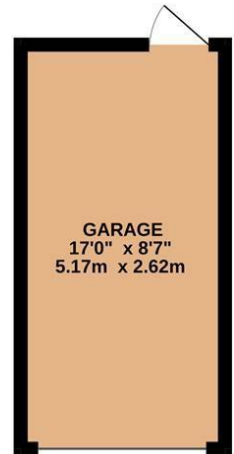
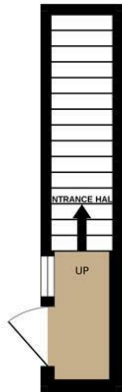


### Tenure:

This is a Leasehold property offered with a Share of the Freehold, to the best of their knowledge the seller advises us there are approximately 978 years remaining on the lease with an annual accounts charge of £52 per annum and no ongoing

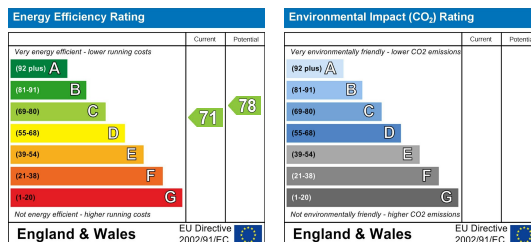
GROUND FLOOR  
45 sq.ft. (4.2 sq.m.) approx.

1ST FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 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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