



Pentland Road, Bushey WD23 4QP

Asking Price £325,000

Benjamin Stevens are pleased to offer this rarely available GROUND FLOOR two bedroom maisonette with direct access to its own garden located on a quiet turning in Bushey. Offered in good condition throughout inside you will find the lounge, kitchen/breakfast room with pantry, two bedrooms with plenty of storage and family bathroom. To the rear is a separate brick built outhouse with light & power plus a separate large summer house. Further benefits include plenty of off street parking, long lease and low ongoing costs plus attractive front garden. Well positioned for local schools and transport links plus with no upper chain, early viewing is highly advised.

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Exterior:



a free standing cooker, recess and plumbing for a slim line dishwasher washing machine, radiator, laminate flooring flooring.

Bedroom One:



Double glazed window to front, built in wardrobe storage, radiator, fitted carpet.

Entrance Hall:

Double glazed door to the front, radiator, fitted carpet.

Lounge/Dining Room:



Double glazed window to front, built in bespoke display cabinets, feature fireplace, radiator, fitted carpet.

Bedroom Two:



Double glazed window to rear, built in wardrobes and dresser unit, radiator, fitted carpet.

Kitchen:



Double glazed window to rear, double glazed door to garden, door to pantry storage, range of fitted wall and base units, space for fridge/freezer, stainless steel sink and drainer unit, space for

Bathroom:



Obscure double glazed window to rear, tiled walls, panel

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enclosed bath with hand shower over, vanity hand wash basin with storage underneath, low flush WC with concealed cistern, radiator, carpet.

Garden Outhouse and Summer House:



Brick built outhouse with light and power and two obscured double glazed doors plus obscured double glazed window. Large wooden Summer house with power.

Rear Garden:



Approximately 100ft rear garden with, laid mainly to patio with a range of mature plants and shrubs and gate leading to the side access, new decking between the house and the brick built outhouse.

Driveway:



Off street parking for approximately three cars.

Tenure:

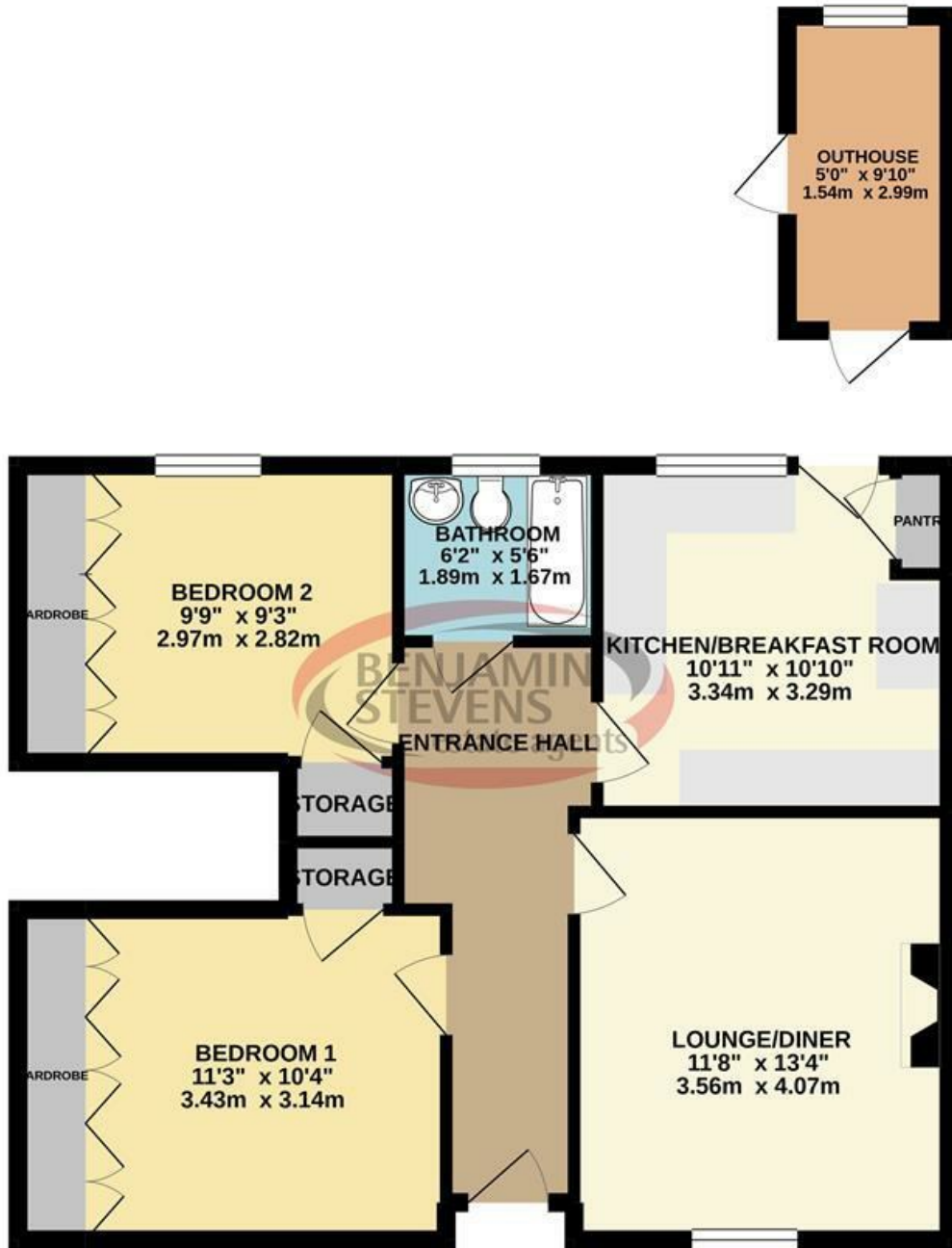
To the best of their knowledge the vendor advises us that there are approximately 187 years remaining on the lease with a combined service charge and ground rent of approximately £93 per annum. As always, buyers are recommended to gain verification from their solicitor during the conveyancing process.

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
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		77	78				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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