



Howard Close, Bushey WD23 1PF

Asking Price £519,950

Benjamin Stevens are pleased to present this bright THREE BEDROOM FAMILY HOME located on a quiet cul-de-sac in Bushey Heath. Downstairs you will find three separate reception rooms including the lounge, dining room and a study, a separate kitchen and guest WC. Upstairs, in addition to the three bedrooms, is a family bathroom and utility cupboard. Further benefits include a private South facing rear garden and off street parking to the front.

Situated in an excellent position for local schools and places of worship early viewing is highly advised.

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Exterior:



Lounge:



Entrance Hall:

Obscured wooden front door to entrance hall, under stairs storage cupboard, radiator, wood effect flooring, doors to guest WC and reception rooms.

Guest WC:

Low flush WC with concealed cistern, vanity hand wash basin, storage behind mirrors, radiator, tiled floor.

Kitchen:



Double glazed window to front, range of wall and base units, recess and plumbing for dishwasher space for fridge/freezer, four burner gas hob with stainless extractor over, under counter double electric oven, one and half stainless steel sink and drainer unit, part tiled walls, wood effect floor.

Double glazed window to rear, double glazed french doors to conservatory/dining room, radiator, carpet.

Conservatory/Dining Room:



Double glazed french doors to garden, double glazed throughout, electric heaters, wood effect floor.

Study:



Double glazed window to front, storage cupboard, radiator, wood effect floor.

Utility Cupboard:

Recess and plumbing for washing machine and tumble dryer.

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Landing:

Stairs from ground floor to first floor, door to utility cupboard, carpet, door to airing cupboard, loft access.

Bedroom One:



Double glazed windows to rear, built in wardrobes, radiator, carpet.

Bedroom Two:



Double glazed window to front, radiator, carpet.

Bedroom Three:



Double glazed window to rear, built in storage, radiator, carpet.

Bathroom:



Obscured double glazed window to front, glazed enclosed shower with hand shower attachment, panel enclosed bath, low flush WC with concealed cistern, vanity hand wash basin with storage under, electric heated towel radiator, tiled floor.

Garden:



Decked split level garden with a shed on the lower level.

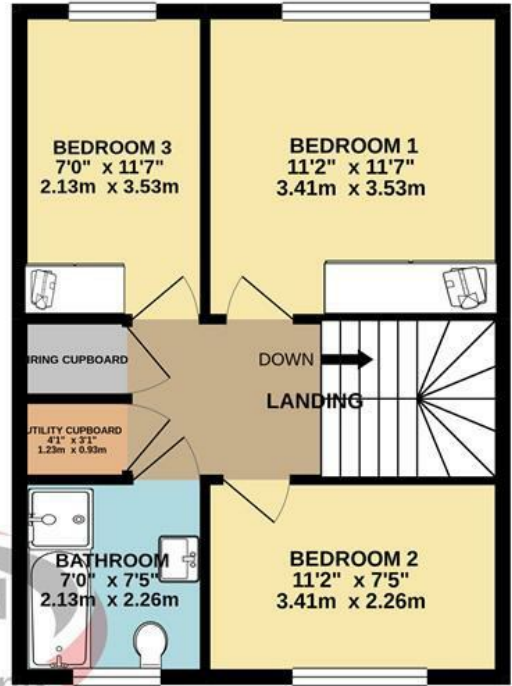
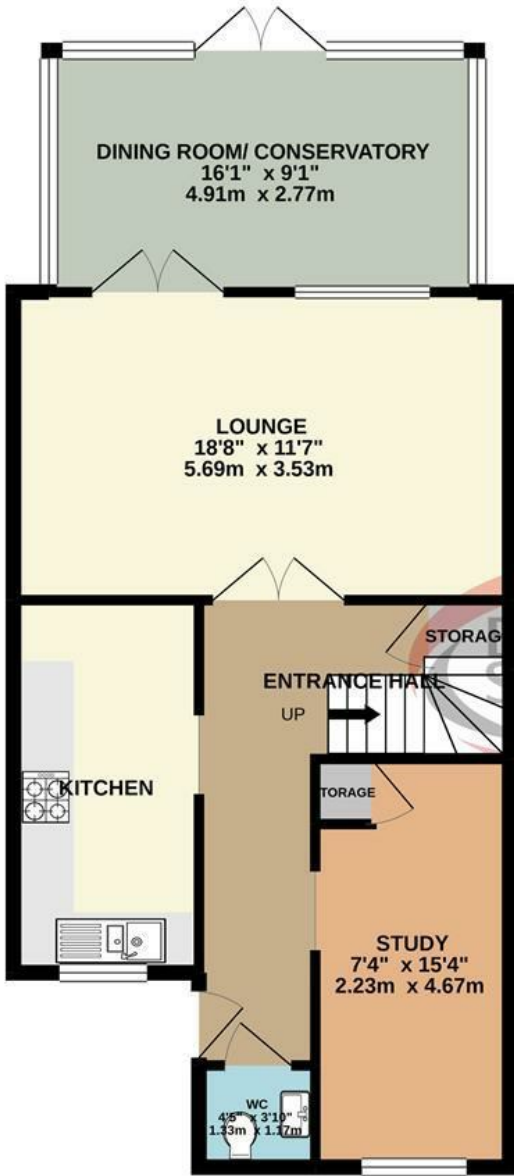
Disclaimer:

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
709 sq.ft. (65.8 sq.m.) approx.

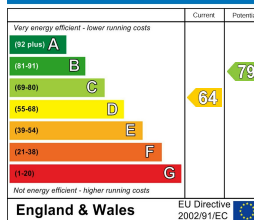
1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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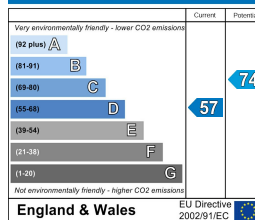
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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