

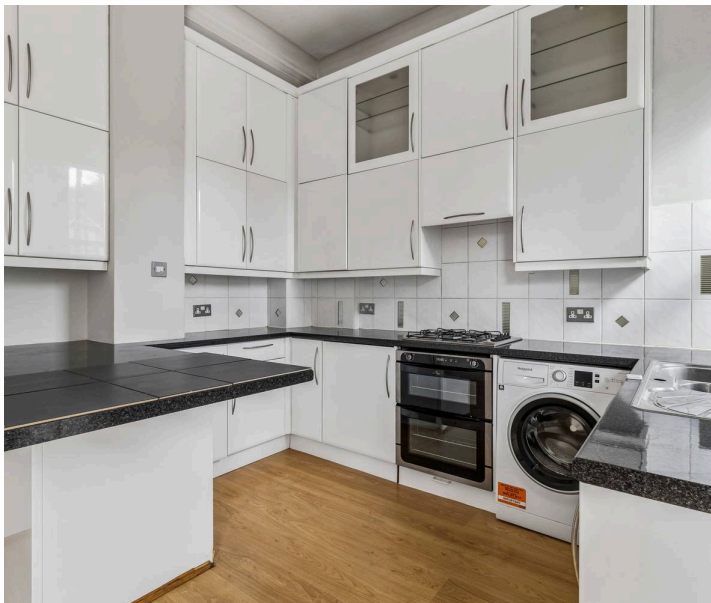


Flat 2, 126 Aldenham Road, Bushey – WD23 2ET  
£325,000





This 2 bedroom ground floor flat is set within an attractive older style property that has been converted into individual residences, offering a blend of character and practicality. Accessed via a communal entrance, the property opens into a hallway leading through to a generous 20ft open plan living, dining, and kitchen area, featuring a modern fitted kitchen and large bay sash windows to the front aspect that allow for plenty of natural light. There are two bedrooms, with the main bedroom providing access to a private courtyard garden, ideal for a low maintenance outdoor space. The home also includes a tiled bathroom, laminate flooring throughout, off-street parking, and a share of freehold. Conveniently positioned close to Bushey mainline station, with fast services into London Euston, the property is offered with no upper chain.





- 2 Bedroom Ground Floor Flat
- Recently Redecorated
- High ceilings
- Spacious Open Plan Living/ Dining/ Kitchen
- Courtyard Garden
- Off Street Parking
- Share Of Freehold
- Close To Bushey Station
- No Upper Chain

LEASE DETAILS: 999 Year lease dated from 01/04/2026 Service Charge: £3000.00 per annum which includes building insurance & ground rent Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

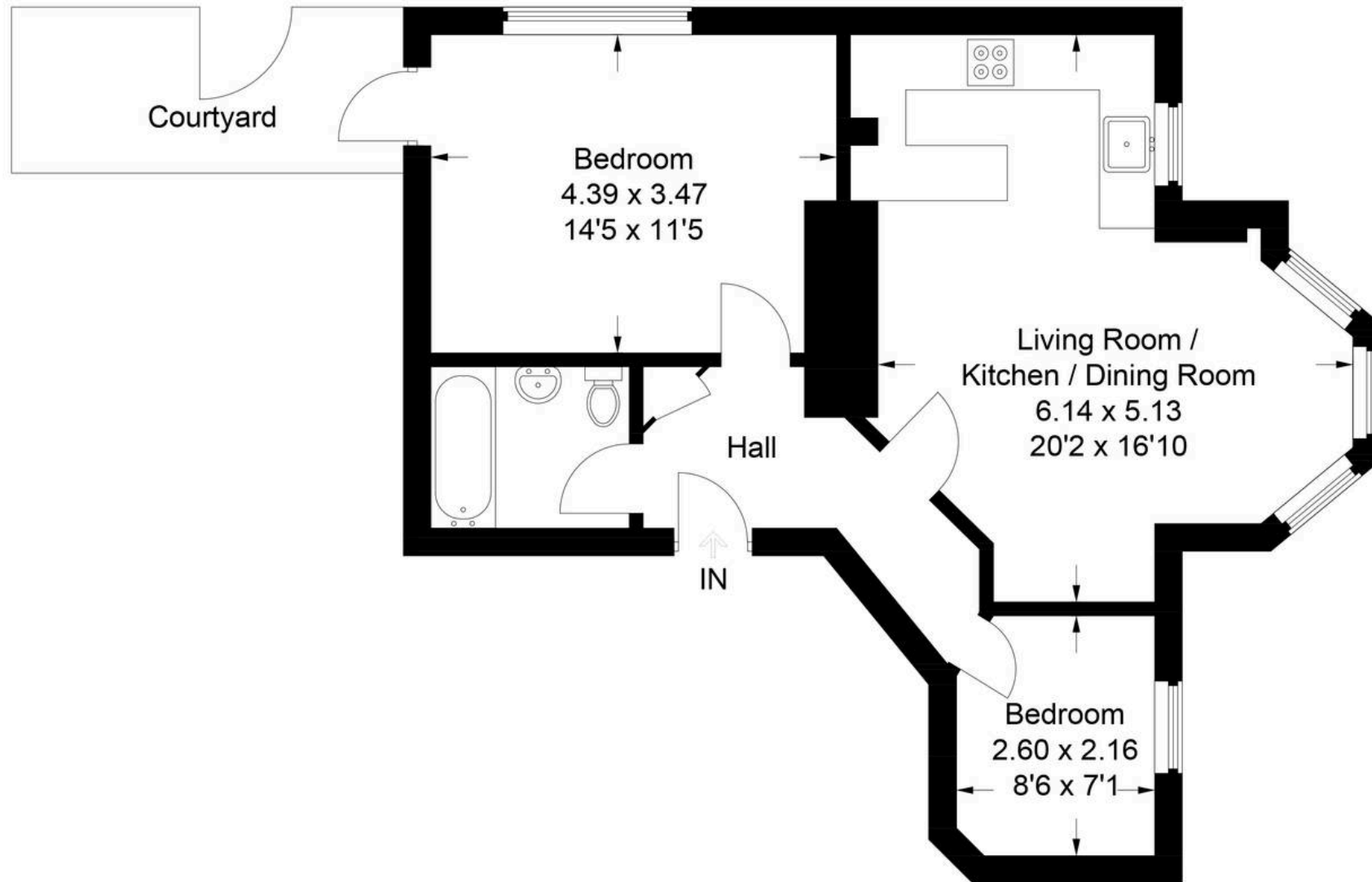
England, Scotland & Wales

EU Directive  
2002/91/EC



# Aldenham Road

Approximate Gross Internal Area = 56.4 sq m / 607 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Churchills – Bushey

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.