



33 Brambling Close, Bushey - WD23 2HW
£295,000





This bright and spacious one-bedroom first-floor maisonette, built in the 1990s, offers stylish and comfortable living in a convenient residential location. Benefiting from its own private entrance, the property is tastefully decorated throughout and features a welcoming entrance lobby with stairs leading to the first floor, a bright 16ft double-aspect living room, a generous 16ft double-aspect bedroom, and a modern fitted kitchen and bathroom. With two allocated parking spaces, a long lease, and low ongoing costs, it provides an ideal low-maintenance lifestyle for first-time buyers, professionals, or downsizers.

Perfectly situated in a quiet cul-de-sac, the property enjoys excellent access to a wide range of local amenities. Bushey Grove Leisure Centre, with its gym, swimming pool and spa facilities, is just a one-minute walk away, while Watford Harlequin Shopping Centre can be reached in approximately 10 minutes on foot. Bushey Station is around a 15-minute walk away, offering fast and regular services to London Euston, making it ideal for commuters. The property also benefits from convenient access to the M1 motorway.

The property is offered with no upper chain, making it ready for a smooth and straightforward move.





- Spacious One Bedroom First Floor Maisonette
- Private Entrance
- Spacious Living Room & Bedroom
- Tastefully Decorated
- Modern Fitted Kitchen
- Two Allocated Parking Spaces
- Long Lease
- No Service Charge
- No Upper Chain

Council Tax band: C

Tenure: Leasehold

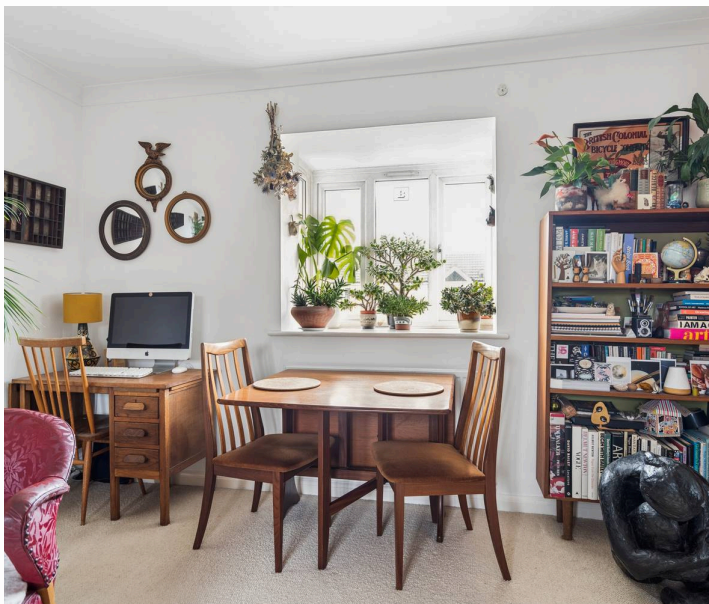
Lease Details:

The vendor informs us there is 156 years remaining.

Service Charge: NIL

Ground Rent: £140.00 pa

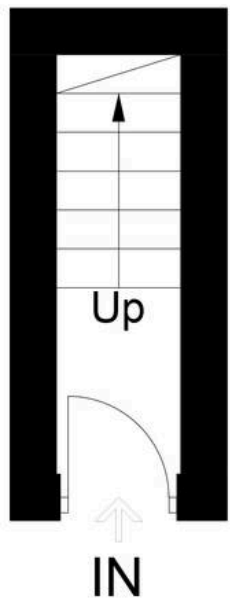
EPC Energy Efficiency Rating: C



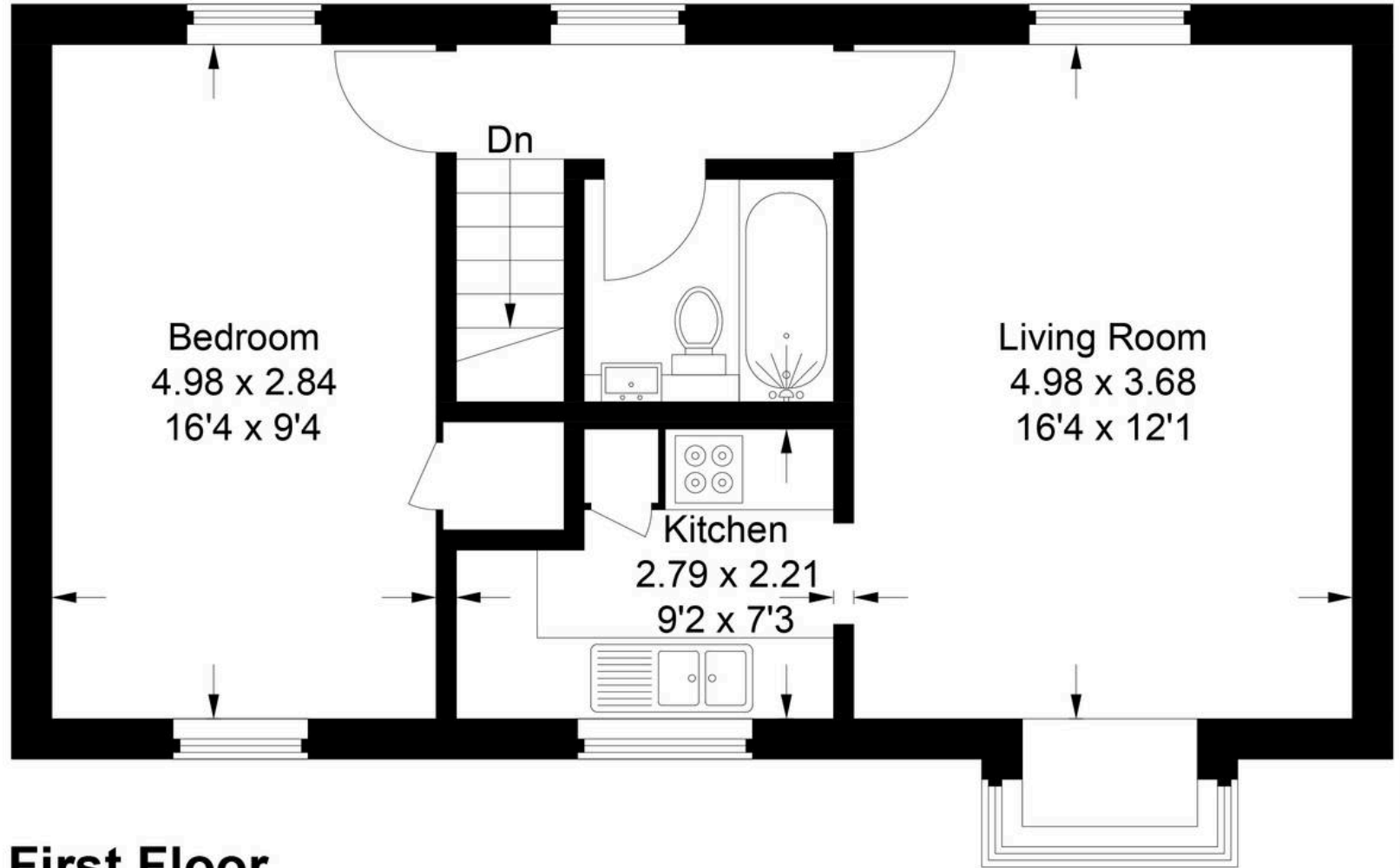


Brambling Close

Approximate Gross Internal Area
Ground Floor = 2.3 sq m / 25 sq ft
First Floor = 48.2 sq m / 519 sq ft
Total = 50.5 sq m / 544 sq ft



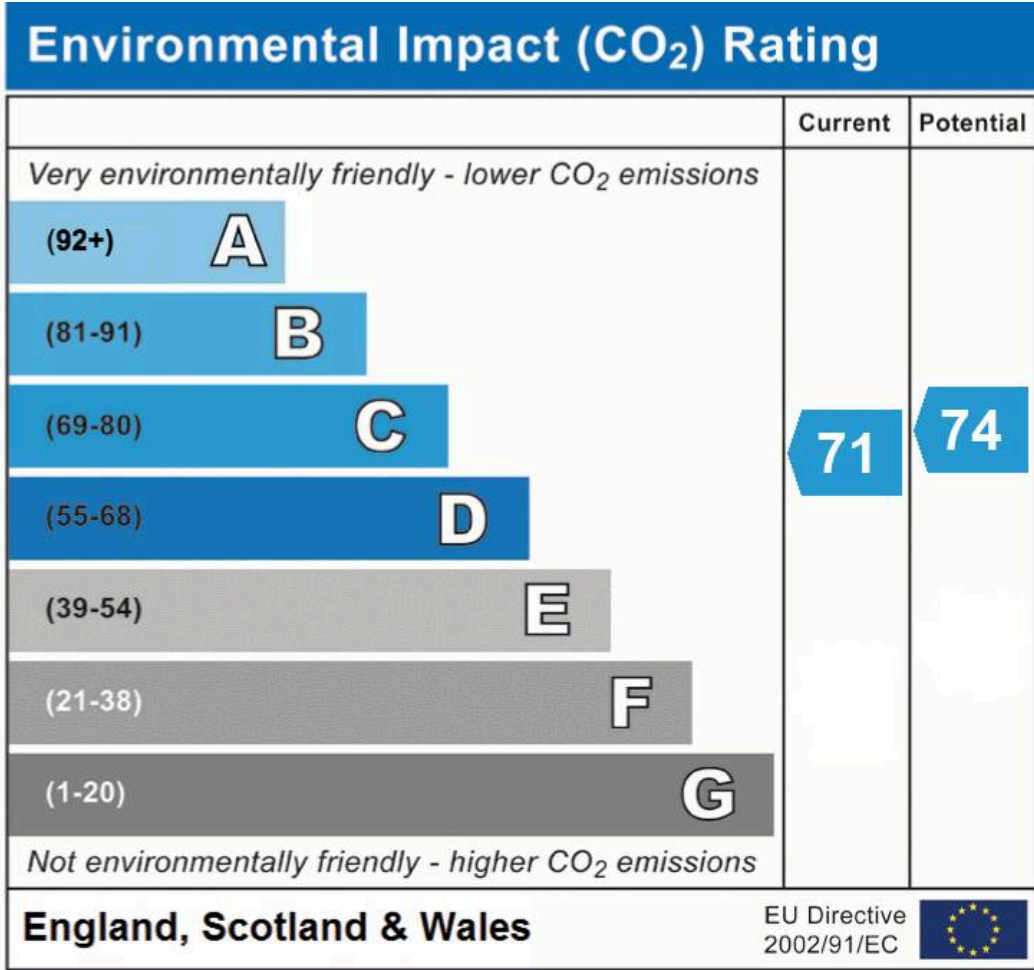
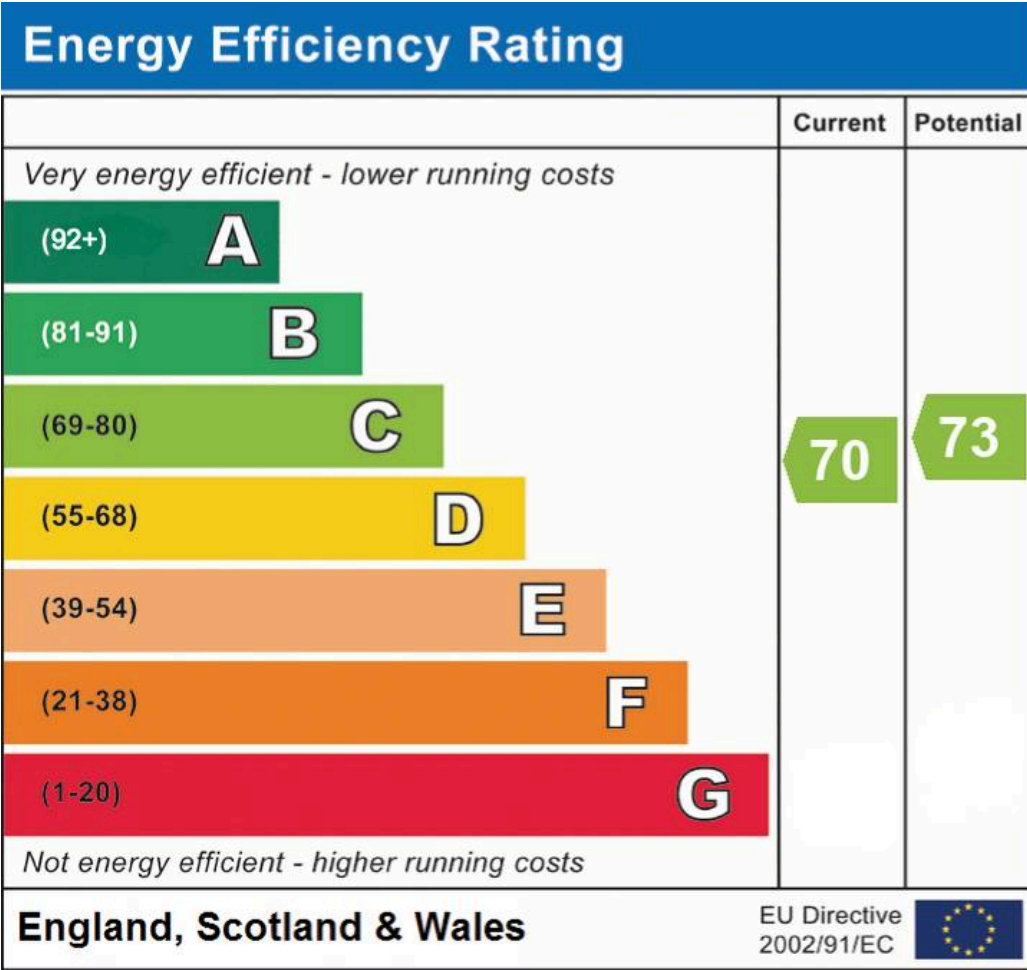
Ground Floor



First Floor

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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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.