

17 The Larches, Bushey - WD23 2NE

£280,000

ChurchillsBushey







Set within an established 1960s development, this well-positioned 1 bedroom maisonette offers comfortable and convenient living, ideally suited to first-time buyers, commuters or those looking to downsize. The property features its own entrance lobby with stairs leading to the first floor, where a welcoming open-plan living space combines the kitchen and lounge, with direct access to a private balcony, perfect for enjoying a morning coffee or relaxing at the end of the day. The accommodation is completed by a well-proportioned double bedroom and modern shower room, with the added benefits of double glazing, attractive communal gardens and an allocated parking space. Ideally located within easy reach of Bushey Mainline Station, the property is perfectly placed for commuters seeking convenient transport links. Offered with a long lease, this appealing home presents an excellent opportunity to enjoy comfortable living in a highly convenient location.







- One Bedroom First Floor Maisonette
- Well Presented Throughout
- Spacious Living Room With Balcony
- Communal Gardens
- Allocated Parking Space Within Development
- Close to Bushey Main Line Station
- Long Lease

Council Tax band: B

Tenure: Leasehold

Lease details: 999 year lease dating from 05/12/1968 with 941 years remaining

Service Charge: £1321.00 pa

EPC Energy Efficiency Rating: D









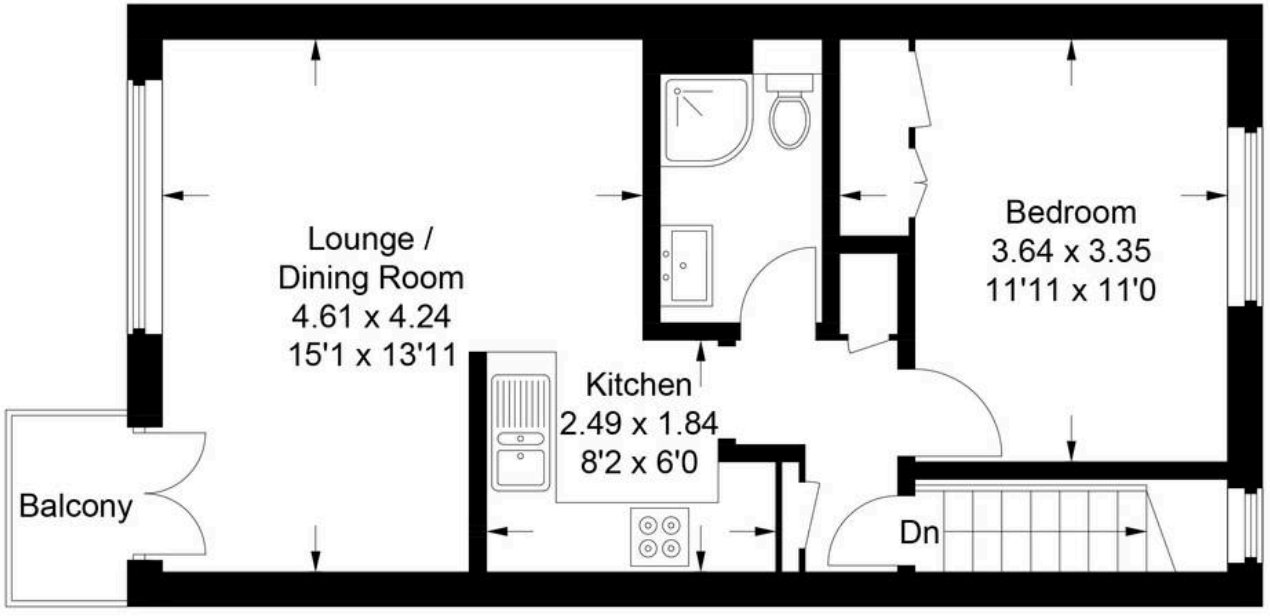




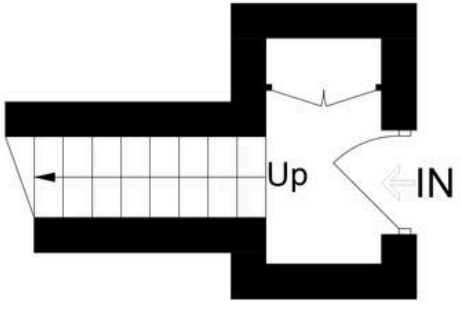


The Larches

Approximate Gross Internal Area
Ground Floor Entrance = 3.6 sq m / 39 sq ft
First Floor = 42.5 sq m / 457 sq ft
Total = 46.1 sq m / 496 sq ft

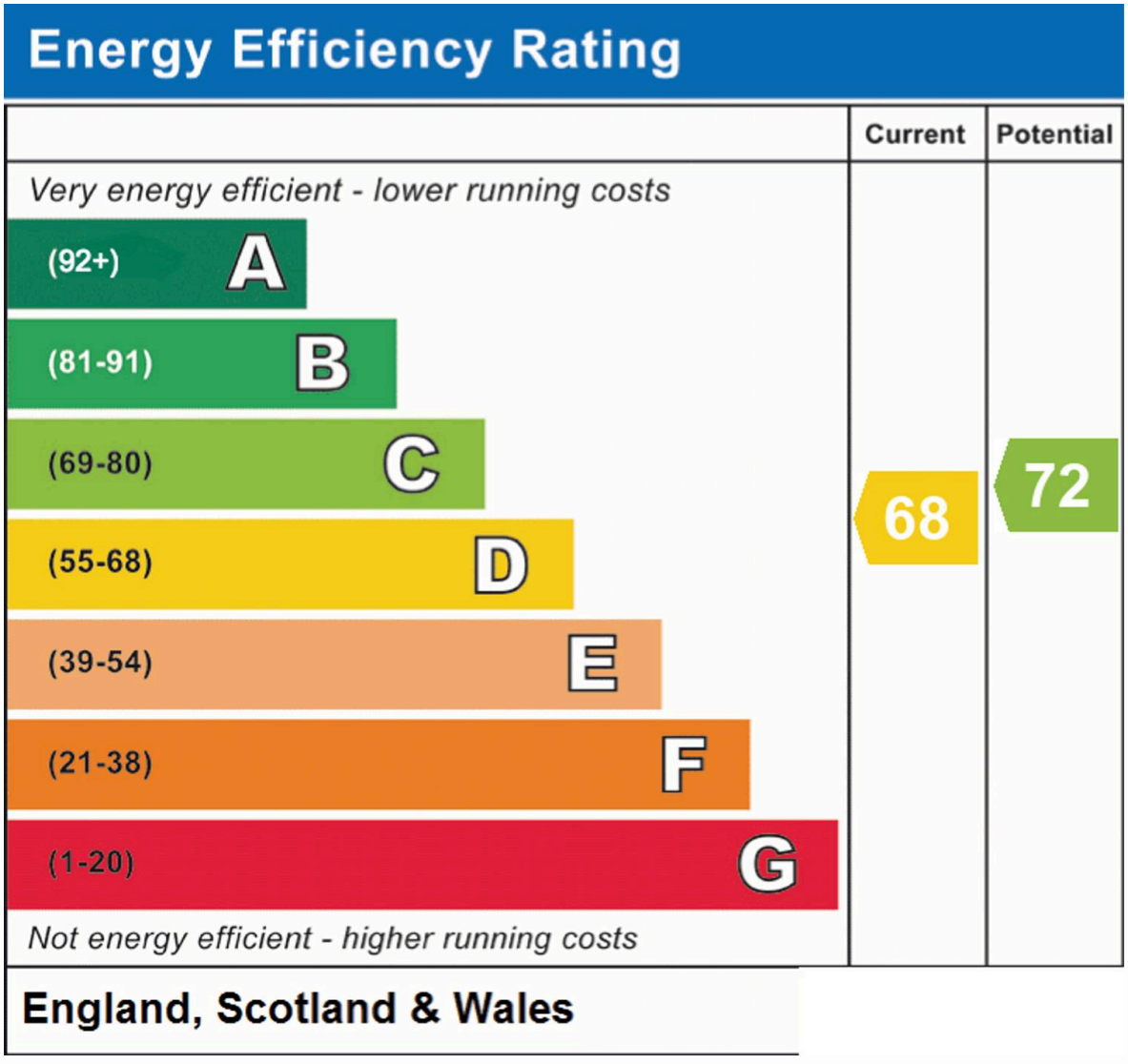


First Floor



Ground Floor Entrance

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 Estate Agents, 72 High Street - WD23 3HE

020 8950 0033

churchillsbushey.co.uk

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