

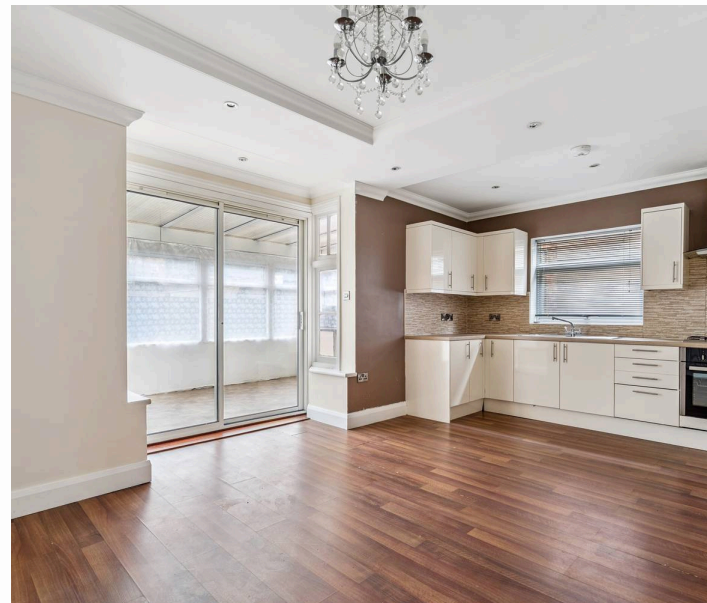


11 Bendysh Road, Bushey – WD23 2HZ  
£680,000





A well presented 1930s 4 bedroom detached home, offering practical and comfortable living. The entrance lobby leads to a front lounge with a large double-glazed bay window, and an 18ft fitted kitchen/dining area that opens via sliding doors into a bright conservatory. There's also a convenient downstairs WC. Upstairs, four well sized bedrooms share a modern family bathroom. Outside, the rear garden features a large paved patio and easy-to-maintain artificial lawn, while residents' permit parking adds convenience. Ideally located close to local shops and Watford Town Centre, this home is offered with no upper chain and is ready to moved in to.



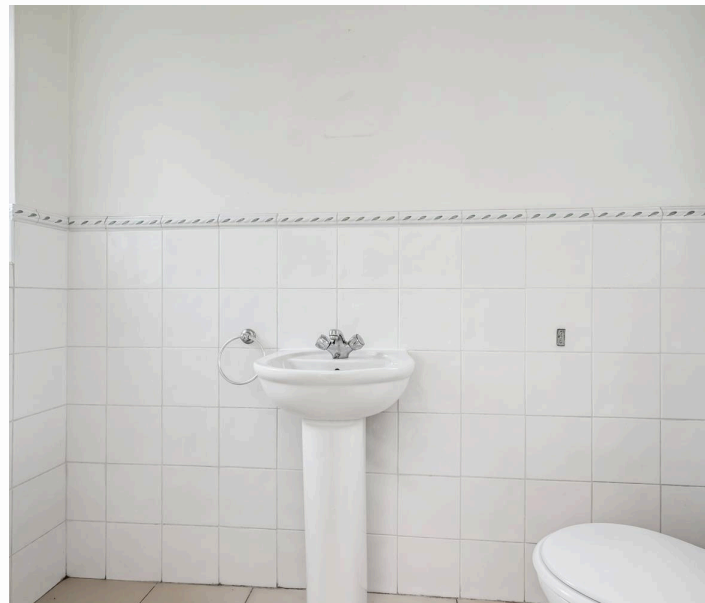


- A Four Bedroom Detached House
- 18ft Fitted Kitchen/ Dining Room
- Downstairs WC
- Potential For Loft Conversion (STPP)
- Residents Permit Parking
- No Upper Chain
- Convenient Location

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D











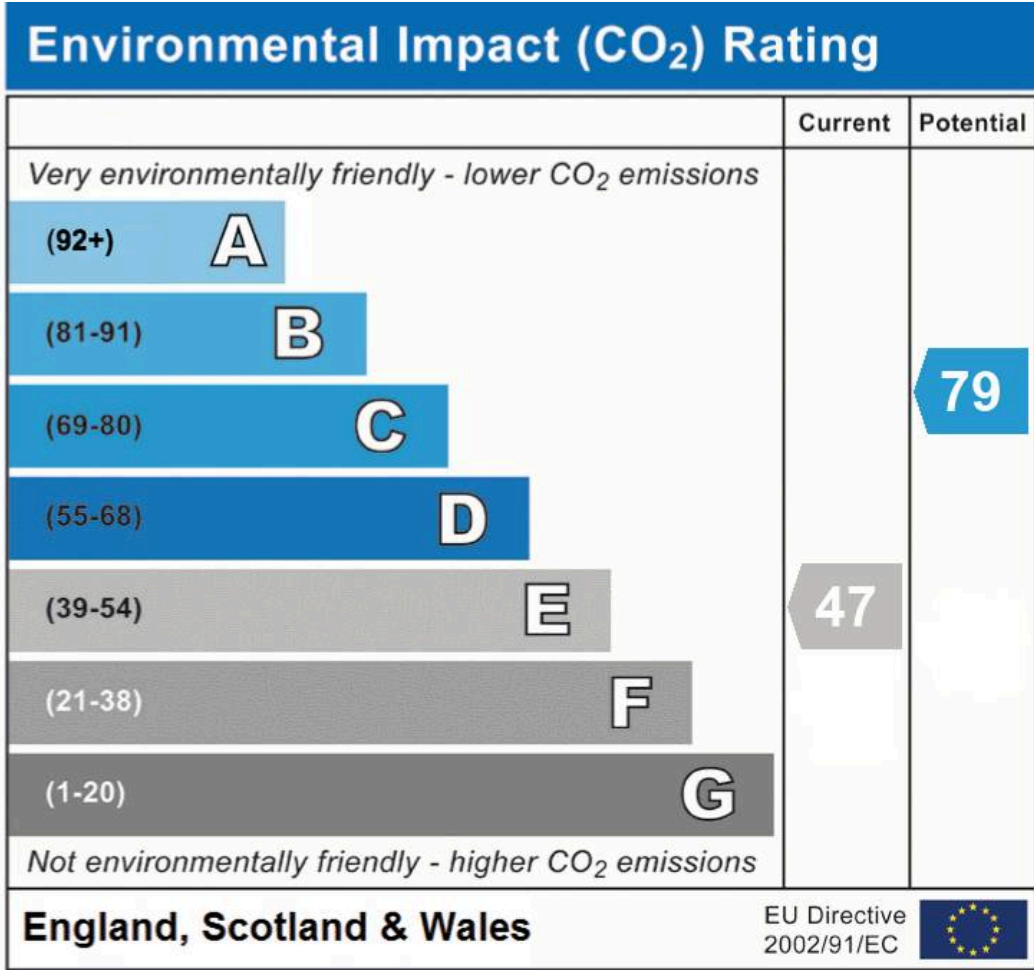
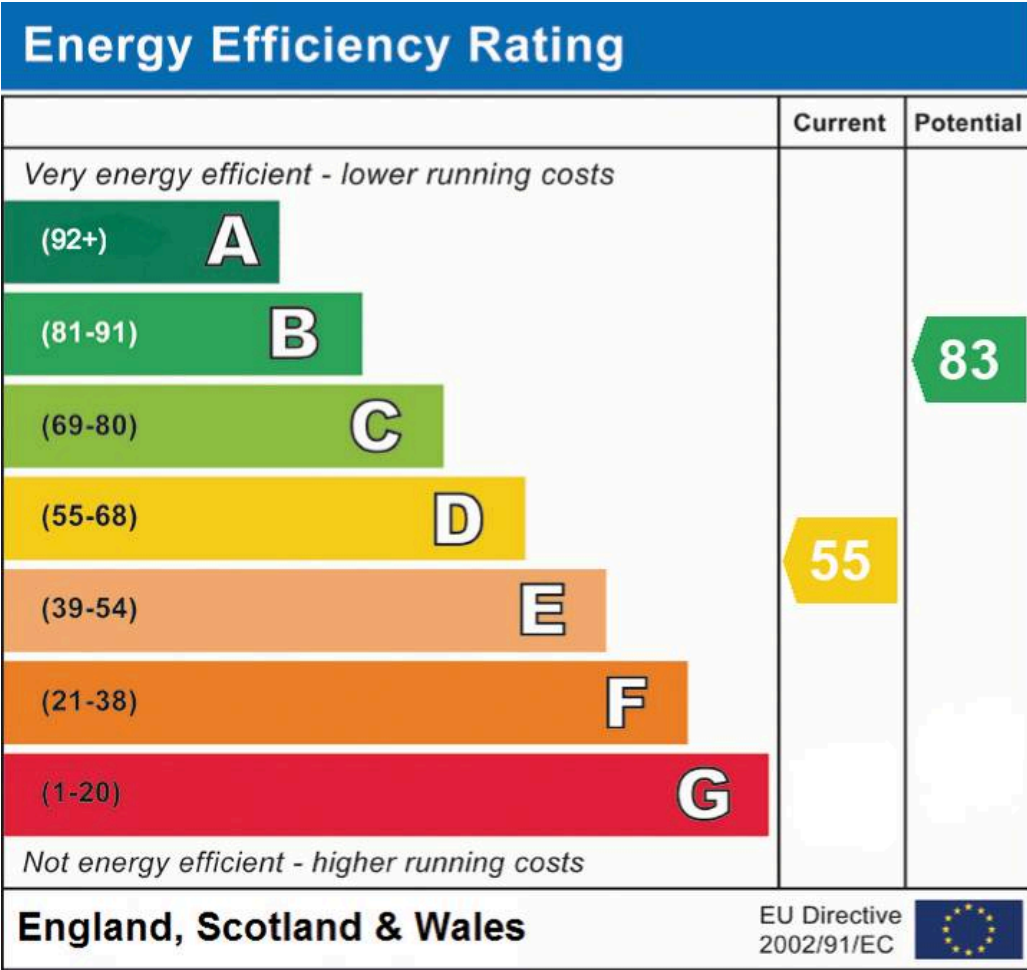
# Bendysh Road

Approximate Gross Internal Area  
Ground Floor = 66.6 sq m / 717 sq ft  
First Floor = 46.9 sq m / 505 sq ft  
Total = 113.5 sq m / 1,222 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.