



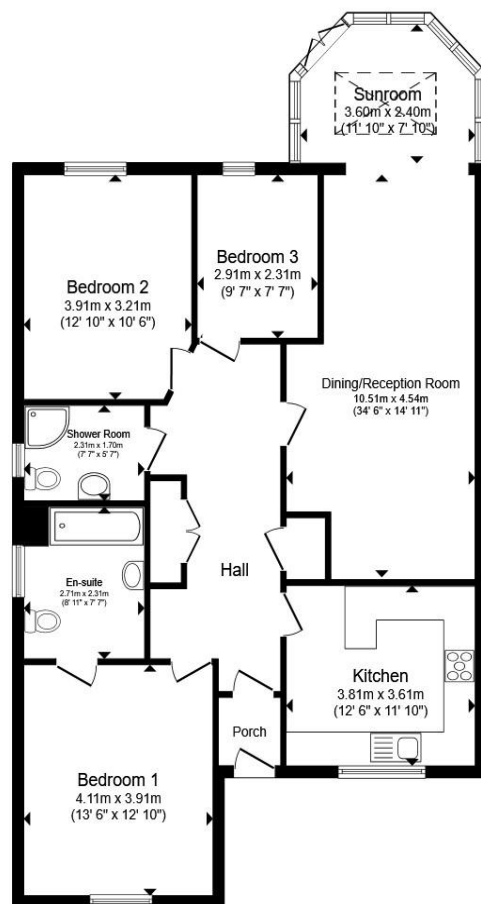
**Frobisher Close, Bushey, WD23 3DZ**

**welcome to**

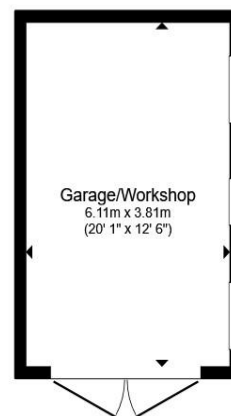
**Frobisher Close, Bushey**

This attractive three-bedroom bungalow on Frobisher Close offers open-plan living, a light-filled sunroom, well-sized bedrooms, and a charming garden with an outbuilding, all within easy reach of local shops and transport links. Call today to book your viewing.





**Floor Plan**



**Outbuilding**

Total floor area 130.8 m<sup>2</sup> (1,408 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Entrance

## Lounge/Dining Room

34' 6" x 14' 11" ( 10.52m x 4.55m )

## Sunroom

11' 10" x 7' 10" ( 3.61m x 2.39m )

## Kitchen

12' 6" x 11' 10" ( 3.81m x 3.61m )

## Bedroom 1

13' 6" x 12' 10" ( 4.11m x 3.91m )

## En Suite

8' 11" x 7' 7" ( 2.72m x 2.31m )

## Bedroom 2

12' 10" x 10' 6" ( 3.91m x 3.20m )

## Bedroom 3

9' 7" x 7' 7" ( 2.92m x 2.31m )

## Shower Room

7' 7" x 5' 7" ( 2.31m x 1.70m )

## Garage/Workshop

20' 1" x 12' 6" ( 6.12m x 3.81m )

## Agents Note

Habinteg Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from Habinteg Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

**welcome to**

## **Frobisher Close, Bushey**

- Detached Bungalow
- Three Well-Proportioned Bedrooms
- Private Driveway
- Bright and Welcoming Sunroom
- Quiet Cul-de-Sac Location

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£725,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104969](https://www.brownandmerry.co.uk/Property/WAF104969)



Property Ref:  
WAF104969 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**brown & merry**



**01923 248861**



[watford@brownandmerry.co.uk](mailto:watford@brownandmerry.co.uk)



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**