

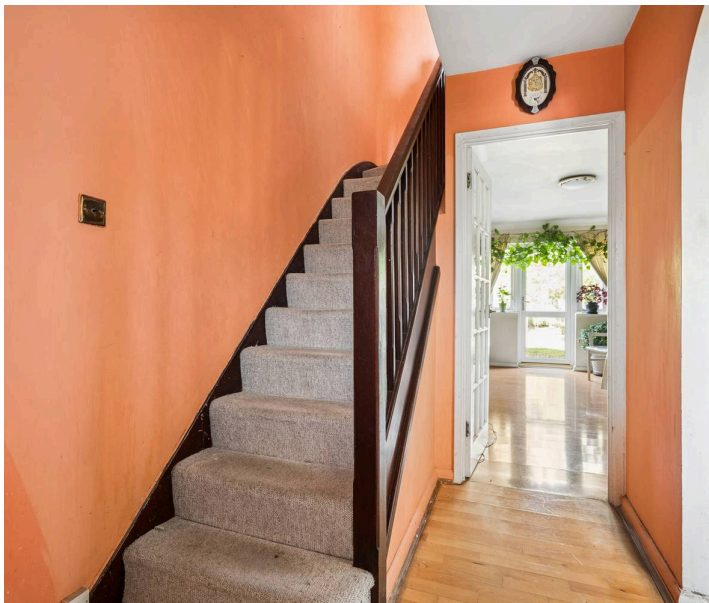


56 Brambling Close, Bushey - WD23 2HW  
£440,000





A modern 2 bedroom terraced home from the 1990s, this property offers comfortable, low maintenance living in a sought after residential area. Step through the entrance hall into a fitted kitchen, leading to a spacious 16ft lounge, perfect for relaxing or entertaining, with direct access to an attractive rear garden ideal for outdoor enjoyment. Upstairs, you'll find two generous double bedrooms and a shower room. With the added benefits of gas central heating, double glazing, and two allocated parking spaces, this home is both practical and inviting. Conveniently located within easy reach of Watford Town Centre, it's also close to local shops and well regarded schools, making it an excellent choice for a balanced lifestyle.





- A 2 Bedroom Terrace House
- Spacious Lounge
- Two Double Bedrooms
- Attractive Rear Garden
- Allocated Parking For 2 Cars
- Close To Watford Town Centre & Local Shops

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D









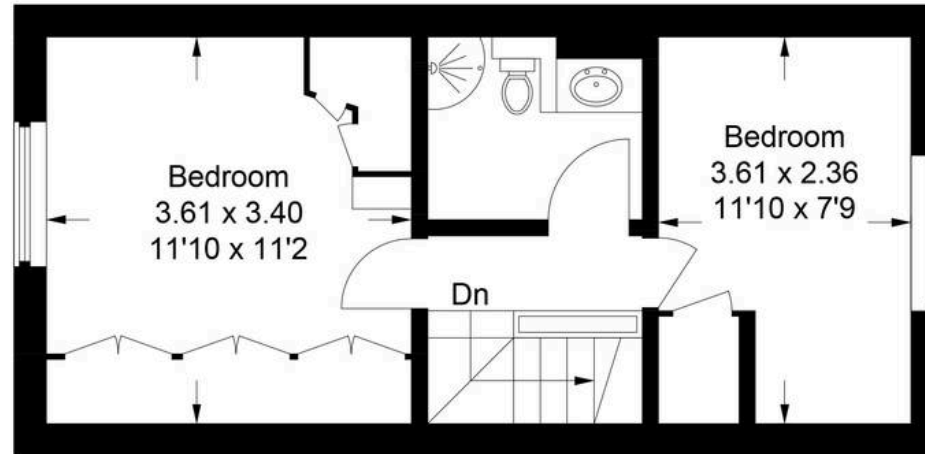
# Brambling Close

Approximate Gross Internal Area (Excluding External Storage)

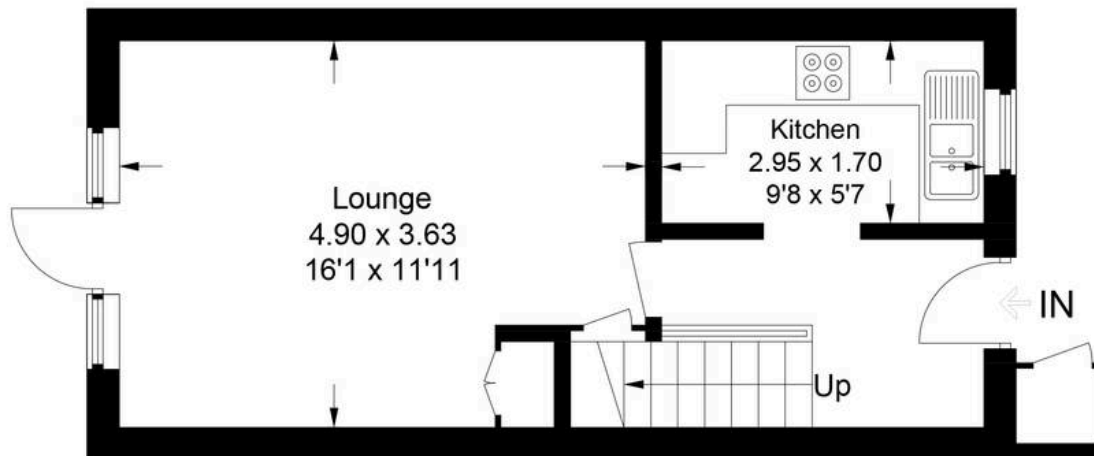
Ground Floor = 29.2 sq m / 314 sq ft

First Floor = 29.0 sq m / 312 sq ft

Total = 58.2 sq m / 626 sq ft



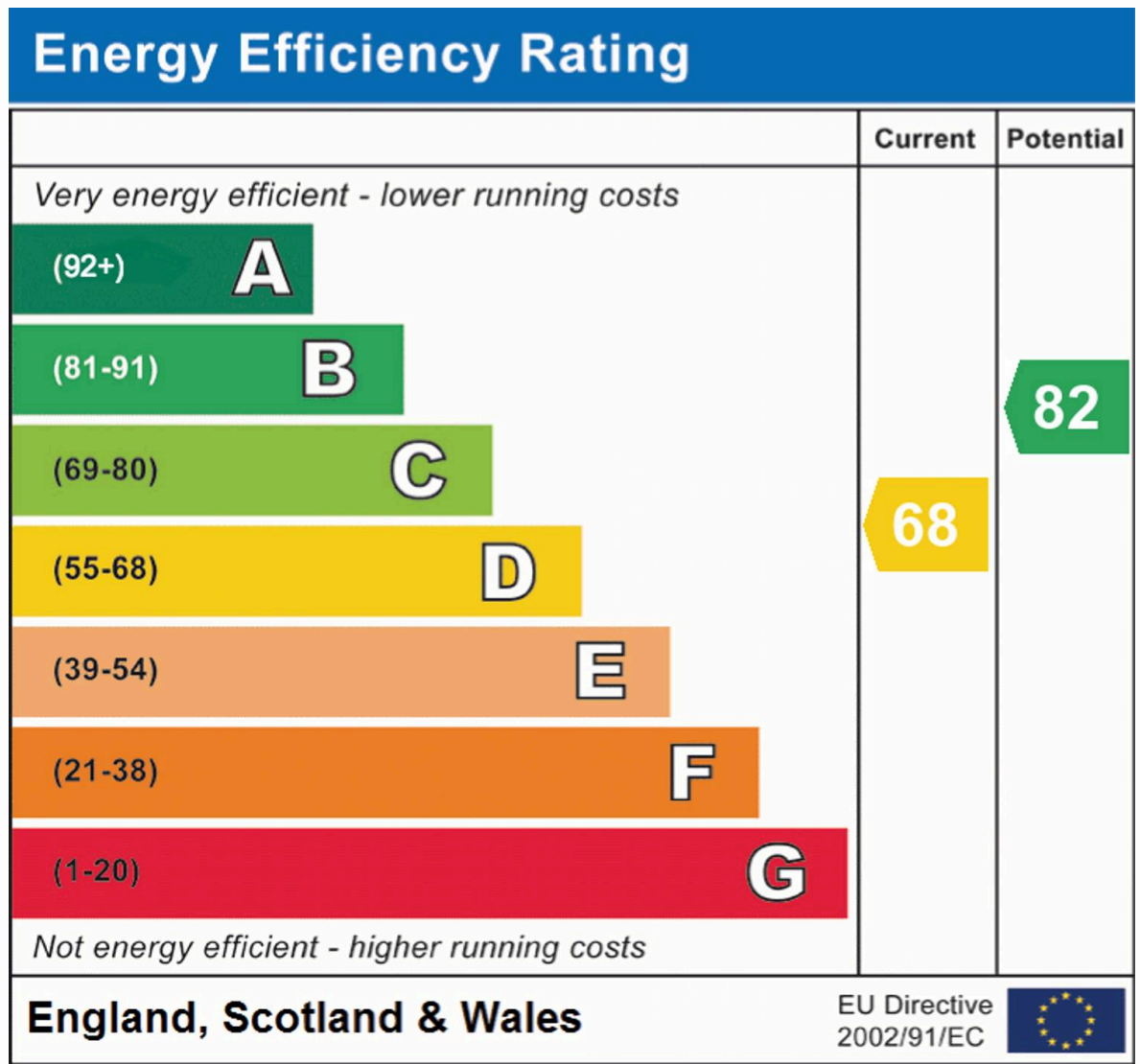
**First Floor**



**Ground 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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## Churchills – Bushey

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[churchillsbushey.co.uk](http://churchillsbushey.co.uk)

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.