



2 University Close, Bushey, WD23 3AL

Price £475,000

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2 University Close, Bushey, Hertfordshire, WD23 3AL

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- A 3 Bed Mid-Terrace House
  - Overlooking Communal Green
  - 16ft Living Room
  - Gas Central Heating & Double Glazing
  - Garage
  - Private Road
  - No Upper Chain
  - Energy Rating: D

This 3 bedroom mid-terrace house is situated on a private road in a quiet cul de sac location, offering a peaceful setting with a communal green at the front and back.

The property features an entrance porch and hall, a spacious 16ft living room, a dining room, and a kitchen. Upstairs, there are three bedrooms and a bathroom. Additional benefits include gas central heating, double glazing, front and rear gardens, and a garage nearby.

With a share of freehold and no upper chain, this home presents an excellent opportunity for buyers.













ENTRANCE PORCH

Double glazed leaded light windows, tiled floor, door to

ENTRANCE HALL

Staircase to first floor with recess under, meter cupboard, tiled floor

LIVING ROOM 16'10" (5.13m) x 9'8" (2.95m)

Wood laminate flooring, double glazed window to the front aspect with fitted blinds, open plan to

DINING ROOM 11'7" (3.53m) x 10'0" (3.05m)

Wood laminate flooring, double glazed window to the rear aspect with fitted blinds

KITCHEN 11'0" (3.35m) x 9'8" (2.95m)

Range of wall and base units, working surfaces, stainless steel sink unit with mixer taps and drainer, built in electric oven with gas hob and chimney hood over, dishwasher, fridge freezer, utility cupboard housing gas fired combination boiler (fitted 2019) and washing machine, tiled floor, double glazed window to the rear aspect with fitted blinds and door leading out to the garden

FIRST FLOOR LANDING

Access to loft, storage cupboard

BEDROOM 1 14'2" (4.32m) x 9'11" (3.02m)

Double glazed window to the rear aspect with fitted blinds and views overlooking the green

BEDROOM 2 14'2" (4.32m) x 9'9" (2.97m)

Double glazed window to the front aspect with fitted blinds and views overlooking the green

BEDROOM 3 10'11" (3.33m) Max x 6'11" (2.11m)

Storage cupboard, double glazed window to the front aspect with fitted blinds and views overlooking the green

BATHROOM

Panelled bath with mixer taps, independent shower over, vanity unit incorporating wash hand basin, low flush wc, chrome ladder radiator, tiled walls, vinyl flooring, double glazed window to the rear

OUTSIDE

REAR GARDEN

Patio area, lawn and borders, outside light, path leading to gated rear access

GARAGE

Close to the property, within grounds

LEASE DETAILS

The vendor informs us that they own a share of the freehold.

There is a 999 year lease starting from 1989 with 965 years remaining

SERVICE CHARGE

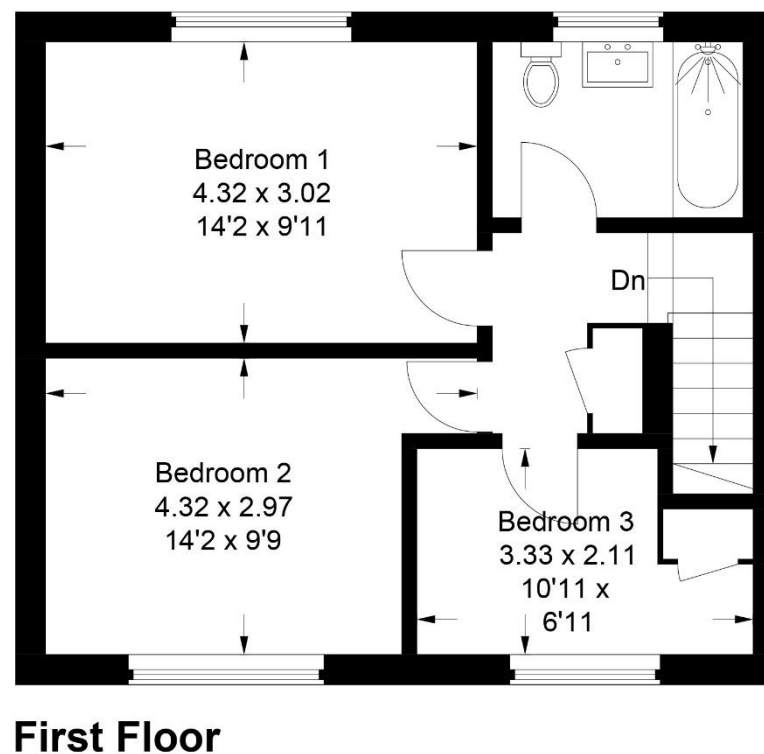
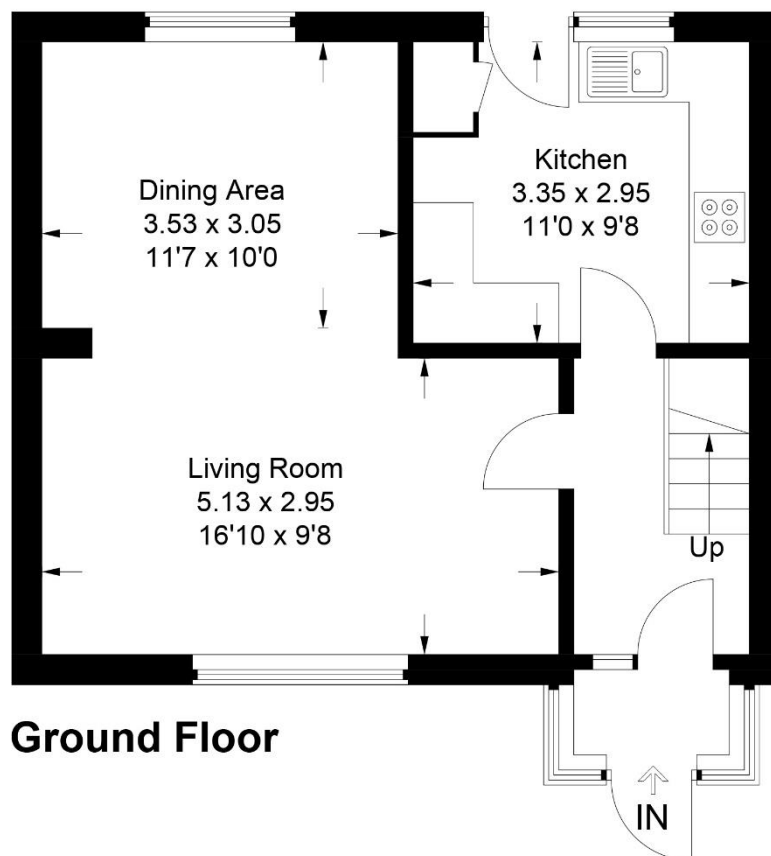
£50.00 per month includes the upkeep of the communal gardens, roads and trees

Ground Rent: Peppercorn rent (£0)

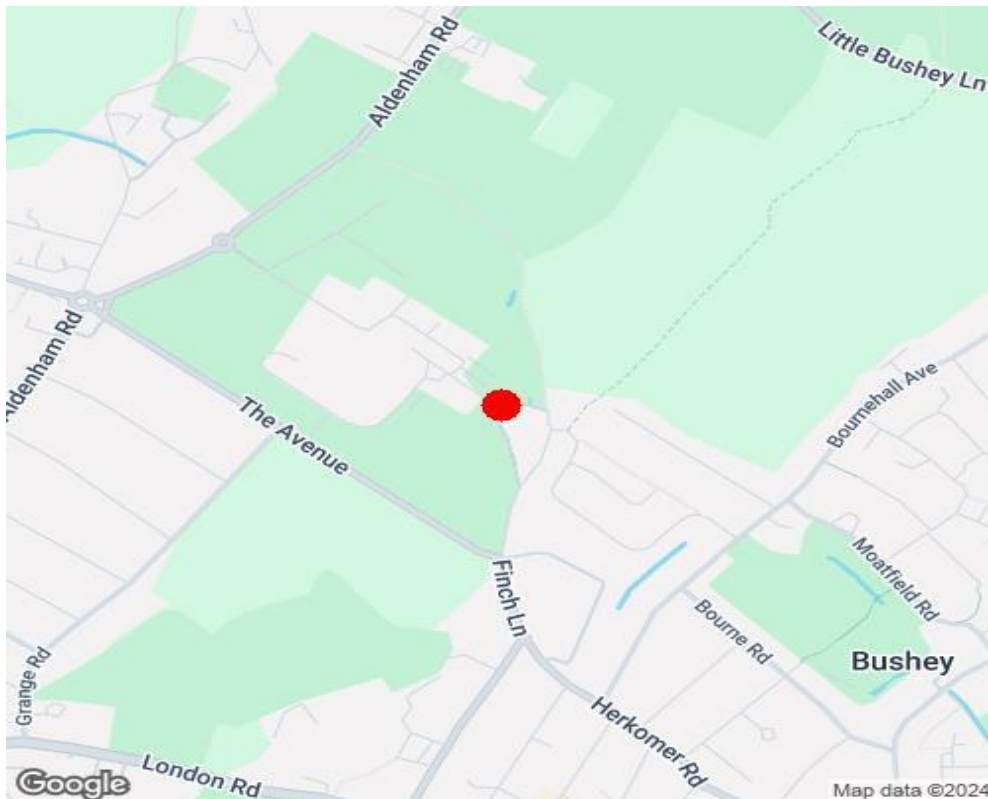
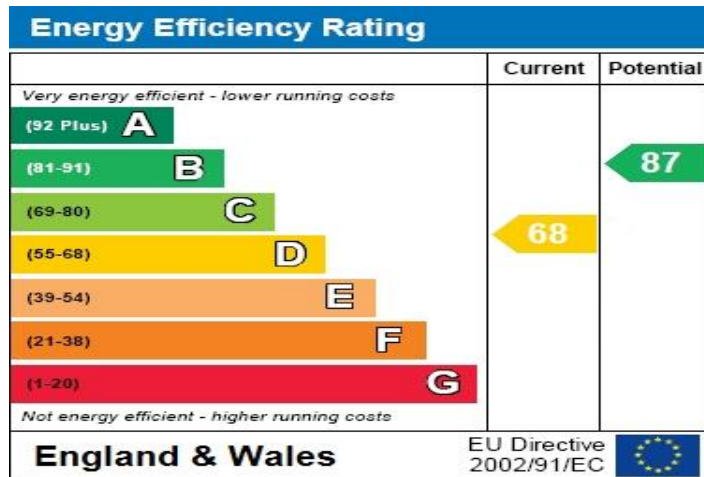
COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2619.51 2024/2025

Approximate Gross Internal Area  
 Ground Floor = 44.8 sq m / 482 sq ft  
 First Floor = 43.0 sq m / 463 sq ft  
 Total = 87.8 sq m / 945 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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#### Important Notice:

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, and 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.