



39 Vale Road, Bushey, WD23 2HH

**A 3 BEDROOM TERRACED HOUSE
27' THROUGH LOUNGE
KITCHEN & GROUND FLOOR BATHROOM
3 BEDROOM ON FIRST FLOOR WITH
BEDROOM 3 OFF BEDROOM 2
GAS CENTRAL HEATING, DOUBLE GLAZING
REAR GARDEN
RESIDENTS PERMIT PARKING
CONVENIENT LOCATION CLOSE TO BUSHEY MAINLINE STATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £379,995 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

FRONT DOOR TO

THROUGH LOUNGE

25'0" (7.62m) x 11'2" (3.4m)
Stripped flooring, meter
cupboards, open tread staircase
to the first floor, double glazed
windows to the front bay and to
the rear, door to



KITCHEN

8'0" (2.44m) x 6'8" (2.03m)
Base units and wall cupboards,
working surfaces with inset sink
unit, plumbing for washing
machine, wall mounted gas fired
central heating boiler, tiled floor,
double glazed window and door
to the outside, door to



BATHROOM

6'8" (2.03m) x 5'0" (1.52m)
Panelled bath, wash hand basin,
low flush wc, tiled walls and
floor, double glazed windows



FIRST FLOOR

BEDROOM 1

11'3" (3.43m) x 11'3" (3.43m)
Storage cupboards, double
glazed window to the front



BEDROOM 2

11'6" (3.51m) x 11'3" (3.43m)
Airing cupboard with hot water
tank, access to the loft space,
double glazed window to the
rear, door to

BEDROOM 3

8'4" (2.54m) x 7'0" (2.13m)
Double glazed window

OUTSIDE

REAR GARDEN

Patio area, lawn, borders and shrubs, garden shed, rear pedestrian access

RESIDENTS PERMIT PARKING

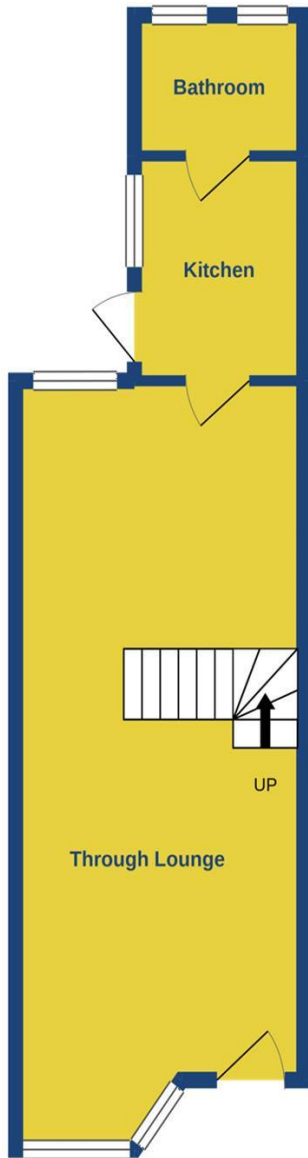
COUNCIL TAX

Hertsmere Borough Council Tax
Band D £1797.11 (2020-2021)

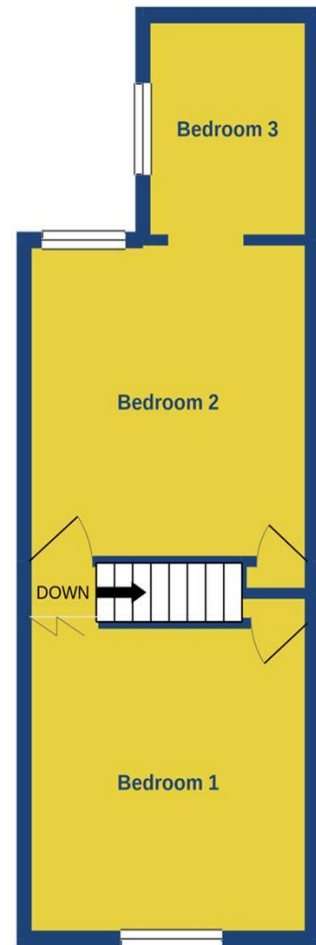


FLOORPLAN

Ground Floor

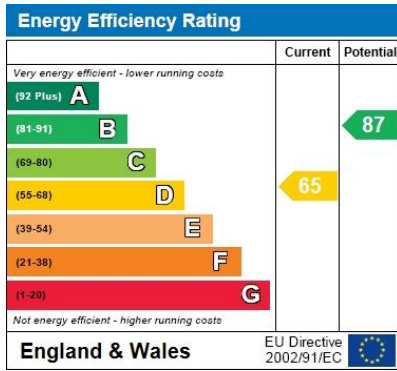


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**ENERGY PERFORMANCE
GRAPH**



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