



Churchills
INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



40 Duncan Way, North Bushey, WD23 2BQ

**A SPACIOUS 3 BEDROOM SEMI DETACHED HOUSE
ENTRANCE HALL, CLOAKROOM
LIVING ROOM & DINING ROOM
KITCHEN
GAS CENTRAL HEATING, DOUBLE GLAZING
REAR GARDEN
GARAGE WITH SHARED DRIVE PLUS OFF STREET PARKING
SOUGHT AFTER RESIDENTIAL LOCATION**

Price £475,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

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

ENTRANCE HALL

Staircase to the first floor

CLOAKROOM

Low flush wc, wash hand basin, tiled floor, double glazed window

LIVING ROOM

16'2" (4.93m) Into Bay x 13'6" (4.11m)
Double glazed window to the front bay, fire place feature



DINING ROOM

12'0" (3.66m) x 11'4" (3.45m)
Double glazed casement doors to the garden



KITCHEN

12'0" (3.66m) Max x 9'4" (2.84m)
Range of base units and matching wall cupboards, working surfaces with inset sink unit, eye level electric oven, gas hob, wall mounted gas fired central heating boiler, plumbing for washing machine, double glazed windows to the side and overlooking the garden, door to dining room



FIRST FLOOR LANDING

Airing cupboard with hot water tank, access to the loft space

BEDROOM 1

13'3" (4.04m) x 11'4" (3.45m)
Fitted wardrobe cupboards, double glazed window to the front



BEDROOM 2

12'2" (3.71m) x 11'3" (3.43m)
Wardrobe cupboard with sliding mirrored doors, double glazed window to the rear

BEDROOM 3

10'8" (3.25m) Max x 7'0" (2.13m)
Plus recess with fitted wardrobe
cupboard, double glazed window
to the front



BATHROOM

9'6" (2.9m) x 6'8" (2.03m)
Panelled bath, separate shower
cubicle, wash hand basin and
low flush wc with cupboards,
tiled walls, double glazed
window to the rear



OUTSIDE

REAR GARDEN

Large patio area, lawn, borders
and shrubs, outside tap and
lighting, gated side access



GARAGE & PARKING

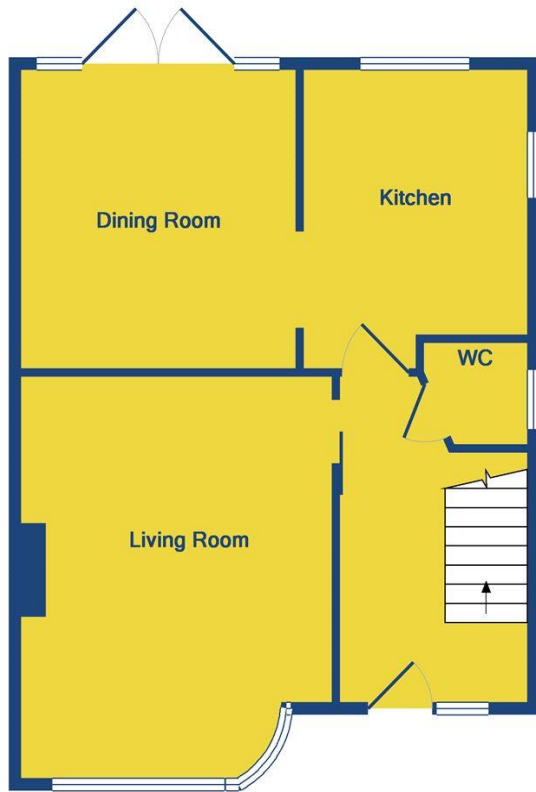
Approached via shared driveway
with light and power, plus off
street parking space to the front

COUNCIL TAX

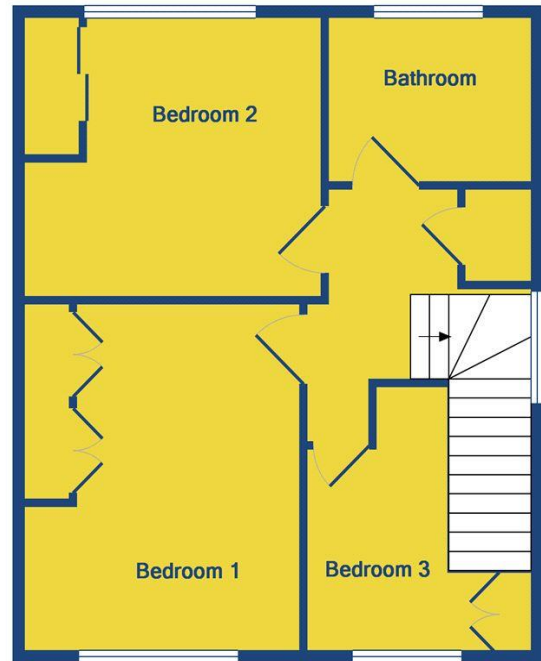
Hertsmere Borough Council Tax
Band D £1727.85 (2019-2020)



FLOORPLAN



Ground Floor
Approx. Floor
Area 544 Sq.Ft.
(50.5 Sq.M.)

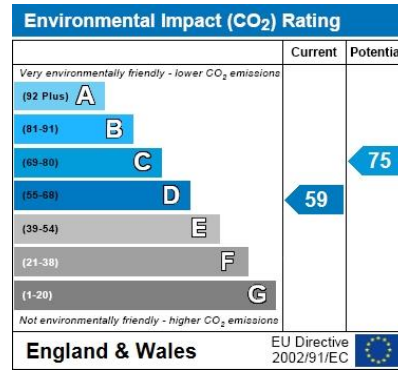
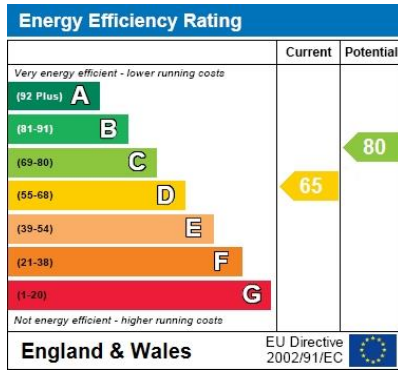


1st Floor
Approx. Floor
Area 518 Sq.Ft.
(48.1 Sq.M.)

Total Approx. Floor Area 1062 Sq.Ft. (98.7 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
GRAPHS**



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