



# Churchills

INDEPENDENT ESTATE AGENTS

72 High Street  
Bushey  
Hertfordshire  
WD23 3HE



## 21 Park Road, Bushey, WD23 3EE

**AN IMMACULATE 2 BEDROOM TERRACED COTTAGE  
WELL MAINTAINED & TASTEFULLY DECORATED  
IN THE HEART OF BUSHEY VILLAGE  
LIVING ROOM, MODERN FITTED KITCHEN  
STUDY & GROUND FLOOR BATHROOM  
BOTH BEDROOMS OFF FIRST FLOOR LANDING  
GAS CENTRAL HEATING  
DOUBLE GLAZED SASH WINDOWS TO THE FRONT  
REAR GARDEN  
SOUGHT AFTER LOCATION  
OFFERED FOR SALE WITH NO UPPER CHAIN**

**Price £399,950 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

**020-8950-0033**

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

### LIVING ROOM

12'2" (3.71m) x 11'7" (3.53m)  
Attractive fire place feature,  
wood flooring, inset spotlights,  
double glazed sash window to  
the front and door to



### STUDY/ LOBBY

8'4" (2.54m) x 5'9" (1.75m)  
Space for desk under stairs,  
door to kitchen and door to  
bathroom



### GROUND FLOOR BATHROOM

Modern white suite comprising  
panelled bath with central mixer  
taps, separate glass shower  
cubicle, wash hand basin with  
cupboard under and low flush  
wc, ladder radiator, inset  
spotlights, tiled walls and floor



### MODERN FITTED KITCHEN

11'3" (3.43m) x 7'9" (2.36m)  
Base units and matching wall  
cupboards, working surfaces  
with inset sink unit, electric oven  
and ceramic hob with glass  
splash back and extractor hood  
over, integrated slimline  
dishwasher, fridge and freezer,  
cupboard housing washing  
machine, tiled floor, inset  
spotlights, large double glazed  
window and door leading out to  
the garden, staircase to the first  
floor



## FIRST FLOOR

### BEDROOM 1

12'2" (3.71m) x 11'6" (3.51m)  
Wardrobe cupboards to the alcoves, inset spotlights, double glazed sash window to the front



### BEDROOM 2

9'6" (2.9m) x 8'4" (2.54m)  
Cupboard over stairs housing gas fired central heating boiler, inset spotlights, double glazed window overlooking the garden



## OUTSIDE

### REAR GARDEN

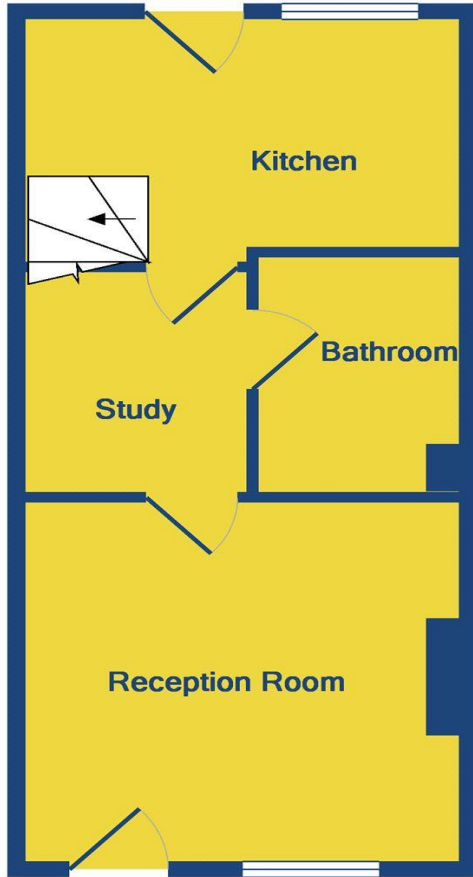
Mainly laid to lawn, outside tap, large garden shed



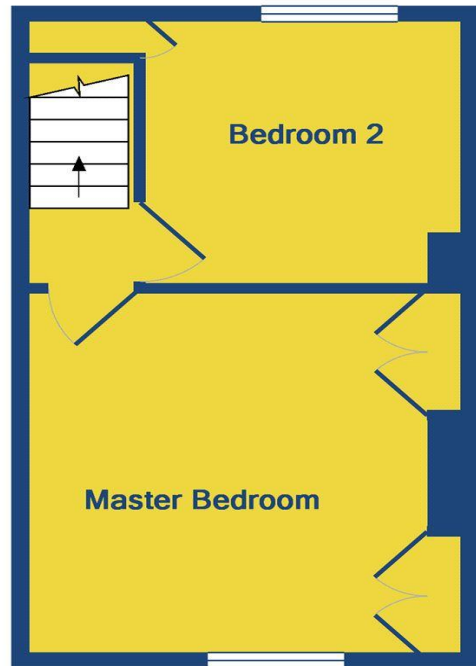
### COUNCIL TAX

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

**FLOORPLAN**



Ground Floor  
Approx. Floor  
Area 318 Sq.Ft.  
(29.6 Sq.M.)



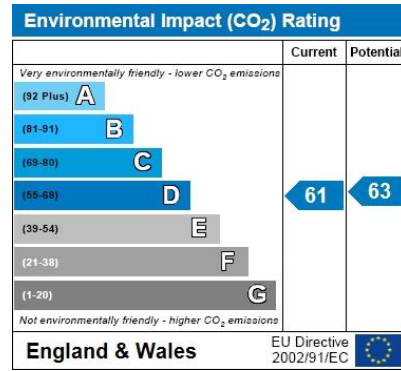
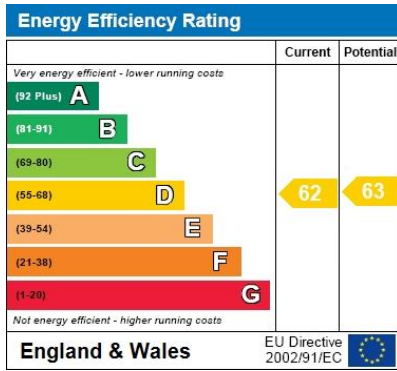
1st Floor  
Approx. Floor  
Area 237 Sq.Ft.  
(22.0 Sq.M.)

**Total Approx. Floor Area 556 Sq.Ft. (51.6 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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