



Churchills
INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



46 Duncan Way, North Bushey, WD23 2BQ

A SPACIOUS 3 BEDROOM SEMI DETACHED FAMILY HOME
ENTRANCE HALL, CLOAKROOM
LIVING ROOM & DINING ROOM
KITCHEN
3 BEDROOMS & BATHROOM ON FIRST FLOOR
GAS CENTRAL HEATING, DOUBLE GLAZING
REAR GARDEN
GARAGE SHARED DRIVE & OFF STREET PARKING
CONVENIENT RESIDENTIAL LOCATION
OFFERED FOR SALE WITH NO UPPER CHAIN

Price £480,000 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

Double glazed front door,
staircase to the first floor

CLOAKROOM

Low flush wc, wash hand basin,
window to the side

LIVING ROOM

16'2" (4.93m) Into Bay x 13'7"
(4.14m)
Double glazed windows to the
front bay, fire place feature, wall
light points, archway to



DINING ROOM

12'2" (3.71m) x 11'4" (3.45m)
Laminate wood flooring, double
glazed sliding patio doors
leading out to the garden, door
to kitchen



KITCHEN

11'4" (3.45m) x 9'6" (2.9m)
Range of base units and
matching wall cupboards,
working surfaces with inset sink
unit, double electric oven, gas
hob, plumbing for washing
machine and dishwasher, space
for fridge/freezer, double glazed
window overlooking the garden
and door to the outside



FIRST FLOOR LANDING

Window to the side, large linen
cupboard housing gas fired
central heating boiler

BEDROOM 1

13'2" (4.01m) x 11'5" (3.48m)
Double glazed window to the
front



BEDROOM 2

12'0" (3.66m) x 11'4" (3.45m)
Fitted wardrobe cupboards with
sliding doors, double glazed
window overlooking the garden

BEDROOM 3

10'3" (3.12m) Max x 9'3" (2.82m)
Wardrobe cupboard, double glazed window to the front



BATHROOM

9'5" (2.87m) x 6'7" (2.01m)
Panelled bath, low flush wc, wash hand basin, separate shower cubicle, part tiled walls, double glazed window to the rear



OUTSIDE

REAR GARDEN

Patio area, steps up to lawn, borders and shrubs, gated side access

OFF STREET PARKING

To the front of the property

GARAGE

Approached via shared driveway, up and over door

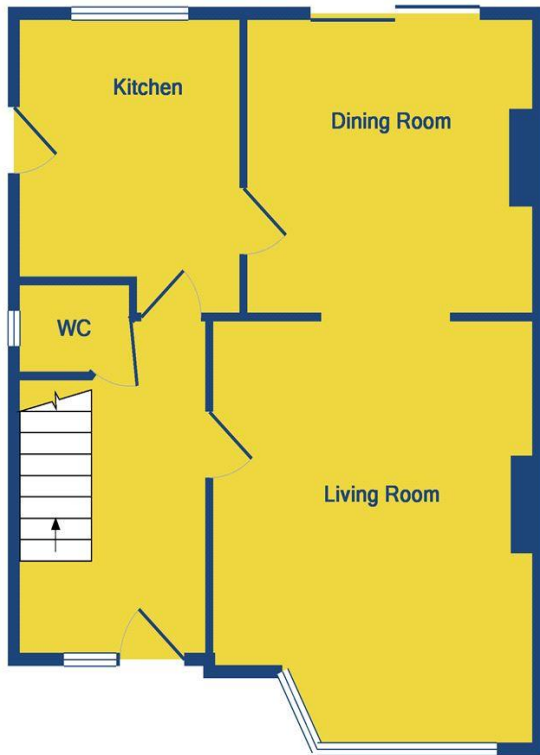
COUNCIL TAX

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

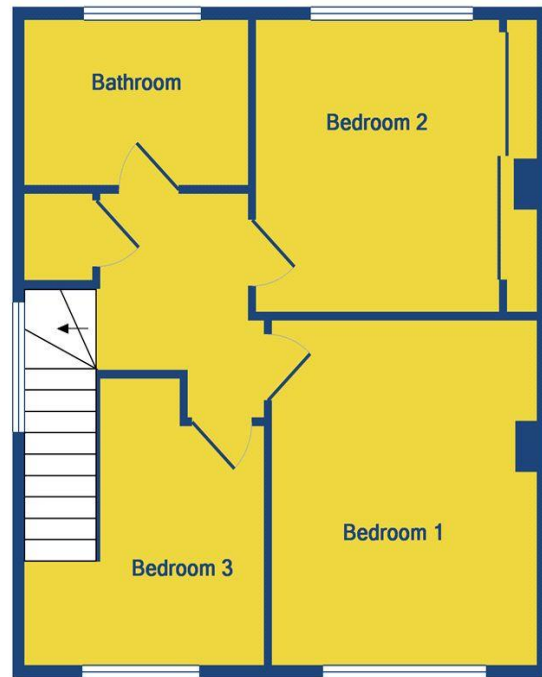




FLOORPLAN



Ground Floor
Approx. Floor
Area 548 Sq.Ft.
(50.9 Sq.M.)

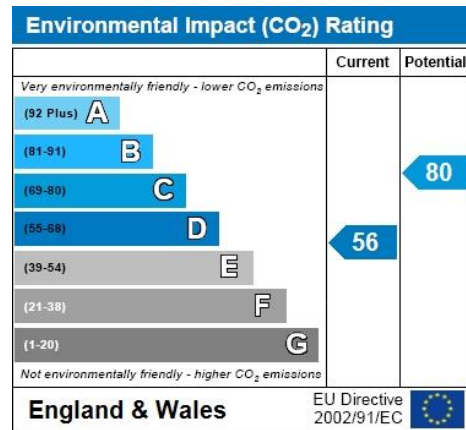
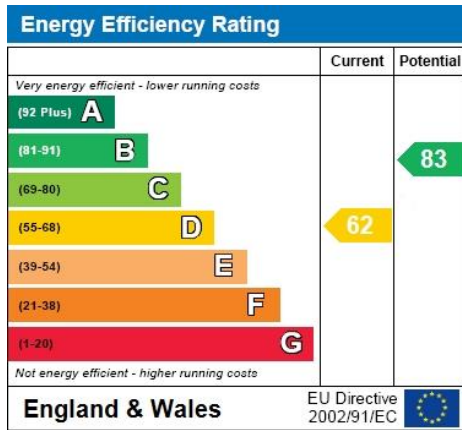


1st Floor
Approx. Floor
Area 527 Sq.Ft.
(49.0 Sq.M.)

Total Approx. Floor Area 1075 Sq.Ft. (99.8 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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