



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



10 Bournehall Lane, Bushey Village, WD23 3JR

**A SPACIOUS 3 DOUBLE BEDROOM SEMI DETACHED HOUSE
IN NEED OF GENERAL MODERNISATION
ENTRANCE HALL, CLOAKROOM
2 SEPARATE RECEPTION ROOMS
MODERN KITCHEN
ALL BEDROOMS & SHOWER ROOM OFF FIRST FLOOR LANDING
GAS CENTRAL HEATING, DOUBLE GLAZING
REAR GARDEN
OFF STREET PARKING TO THE FRONT
SOUGHT AFTER RESIDENTIAL LOCATION IN BUSHEY VILLAGE
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £499,950 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, wood laminate flooring, double glazed window



CLOAKROOM

Low flush wc, wash hand basin with cupboard under, tiled walls and floor, double glazed window



RECEPTION ROOM 1

15'9" (4.8m) x 12'7" (3.84m) Into Bay
Double glazed windows to the front bay

RECEPTION ROOM 2

12'7" (3.84m) x 9'9" (2.97m)
Wall light points, double glazed double doors leading out to the garden

KITCHEN

10'0" (3.05m) x 9'4" (2.84m)
Modern range of base units and matching wall cupboards, working surfaces with inset sink unit, double electric oven, gas hob, plumbing for washing machine and slimline dishwasher, space for fridge/freezer, wall mounted gas fired central heating boiler, tiled walls and floor, double glazed window to the side and overlooking the garden and door to the side



FIRST FLOOR LANDING

Access to the loft space, storage cupboard, double glazed window to the side

BEDROOM 1

12'0" (3.66m) x 11'0" (3.35m)
Modern fitted wardrobe cupboards and drawer unit along one wall, double glazed window to the front



BEDROOM 2

10'8" (3.25m) x 10'0" (3.05m)
Airing cupboard with hot water tank, double glazed window to the rear



BEDROOM 3

10'0" (3.05m) x 9'3" (2.82m)
Double glazed window to the rear. base units. matching wall cupboards and working surface.



SHOWER ROOM

7'0" (2.13m) x 4'6" (1.37m)
Modern shower cubicle, wash hand basin, tiled walls and floor, ladder radiator, double glazed window to the front



SEPARATE WC

Low flush wc, tiled walls and floor, double glazed window

OUTSIDE

REAR GARDEN

Large paved patio area, shingle, stepping stone pathway, raised flower beds, outside tap and lighting, gated side access

OFF STREET PARKING

To the front of the property

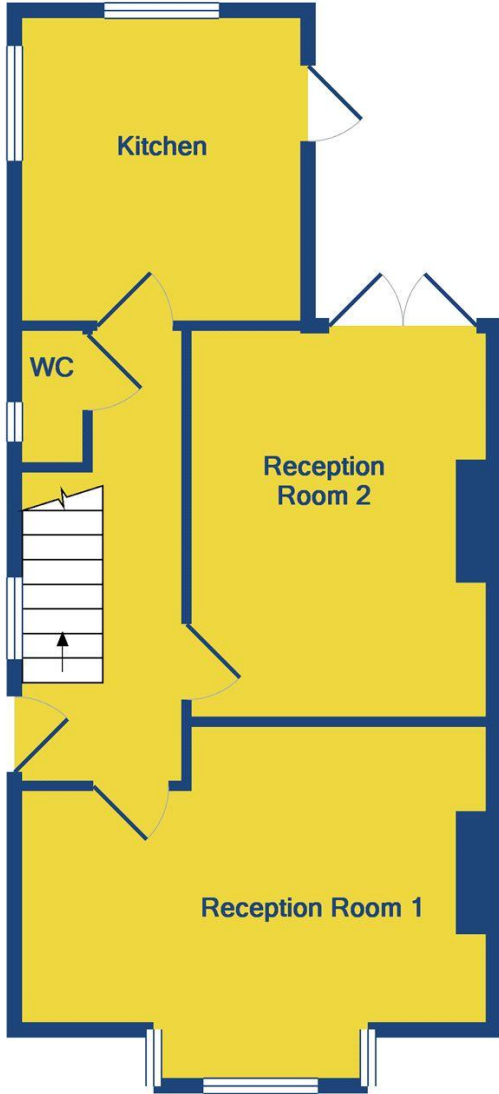
COUNCIL TAX

Hertsmere Borough Council Tax
Band E £2028.11 (2018-2019)





FLOORPLAN



Ground Floor
Approx. Floor
Area 437 Sq.Ft.
(40.6 Sq.M.)



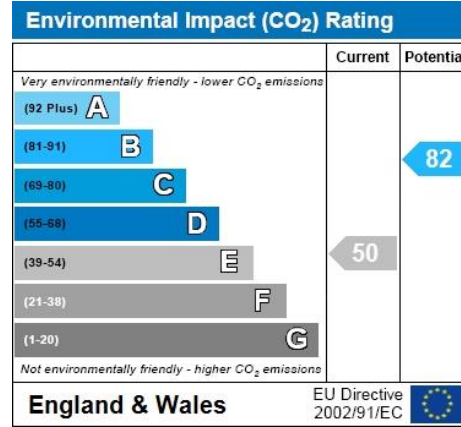
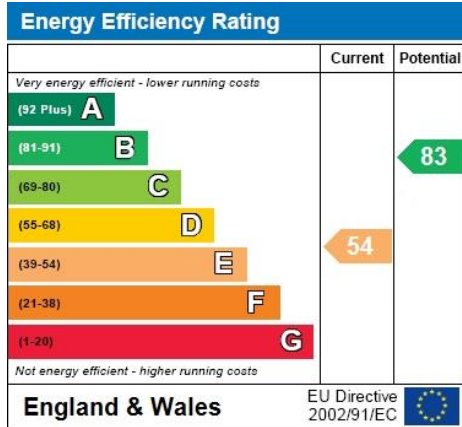
1st Floor
Approx. Floor
Area 434 Sq.Ft.
(40.4 Sq.M.)

Total Approx. Floor Area 872 Sq.Ft. (81.0 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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