



Churchills
INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



20 Larken Drive, Bushey Heath, WD23 1AH

**A MODERN EXTENDED 3 BEDROOM SEMI DETACHED HOUSE
ON LARGE CORNER PLOT
WELL MAINTAINED THROUGHOUT
ENTRANCE HALL, CLOAKROOM
21' LIVING ROOM, 18' DOUBLE GLAZED CONSERVATORY
MODERN FITTED KITCHEN & UTILITY ROOM
3 BEDROOMS, MODERN BATHROOM & 22' LOFT ROOM
DOUBLE GARAGE, COVERED CAR PORT & LARGE DRIVEWAY
CONVENIENT RESIDENTIAL LOCATION CLOSE TO BUSHEY HEATH
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £625,000 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

ENTRANCE PORCH

Double glazed sliding entrance door, tiled floor, front door to



ENTRANCE HALL

Staircase to the first floor with large cupboard under

CLOAKROOM

Low flush wc, wash hand basin with cupboard under, inset spotlights, double glazed window

LIVING ROOM

21'6" (6.55m) x 14'0" (4.27m)
Fire place feature, double glazed sliding patio doors leading out to the garden, bi-fold doors to the conservatory and open plan to the kitchen



CONSERVATORY

18'4" (5.59m) x 8'9" (2.67m)
L Shaped room with double glazed windows and double doors leading out to the garden, wall light points, bi-fold doors to living room, door to utility



KITCHEN

12'0" (3.66m) x 8'8" (2.64m)
Modern range of base units and matching wall cupboards, magic corner unit, working surfaces with inset sink unit, electric oven and microwave, integrated fridge/freezer, tiled floor, double glazed window to the front, door to utility room



UTILITY ROOM

11'9" (3.58m) x 8'4" (2.54m)
Modern base units and matching wall cupboards, working surfaces with inset sink unit, plumbing for dishwasher, washing machine and tumble dryer, double glazed window to the front, double glazed door to the outside, door to the garage and door to the conservatory

FIRST FLOOR LANDING

Double glazed window, pull down ladder giving access to the loft room

BEDROOM 1

13'9" (4.19m) Max x 12'4" (3.76m)
Modern range of fitted wardrobe cupboards with matching drawers and dressing table, double glazed window



BEDROOM 2

12'6" (3.81m) x 8'9" (2.67m)
Wardrobe cupboards, double glazed window to the rear



BEDROOM 3

12'4" (3.76m) x 7'2" (2.18m)
Built-in cupboards, double glazed window to the front

BATHROOM

8'5" (2.57m) x 5'5" (1.65m)
Modern white suite comprising curved panelled bath with curved glass shower screen, independent shower over, wash hand basin and low flush wc with cupboards, tiled walls and floor, inset spotlights, double glazed window



LOFT ROOM

22'0" (6.71m) x 11'9" (3.58m)
Approached via pull down ladder on first floor landing, skylight windows, eaves storage cupboards, mega flow hot water system and gas fired central heating boiler



OUTSIDE

REAR GARDEN

Decked patio area, lawn and borders.
Large covered patio area outside utility room.
garden shed outside tap, light and power



DOUBLE GARAGE

23'3" (7.09m) x 18'2" (5.54m)
2 x up and over doors, doors to the garden and to the car port, light and power, sink unit with cupboard under and electric hot water heater



CAR PORT

Approached via double gates from driveway - giving secure space for caravan parking

BLOCK PAVED DRIVEWAY

Giving ample space for off street parking

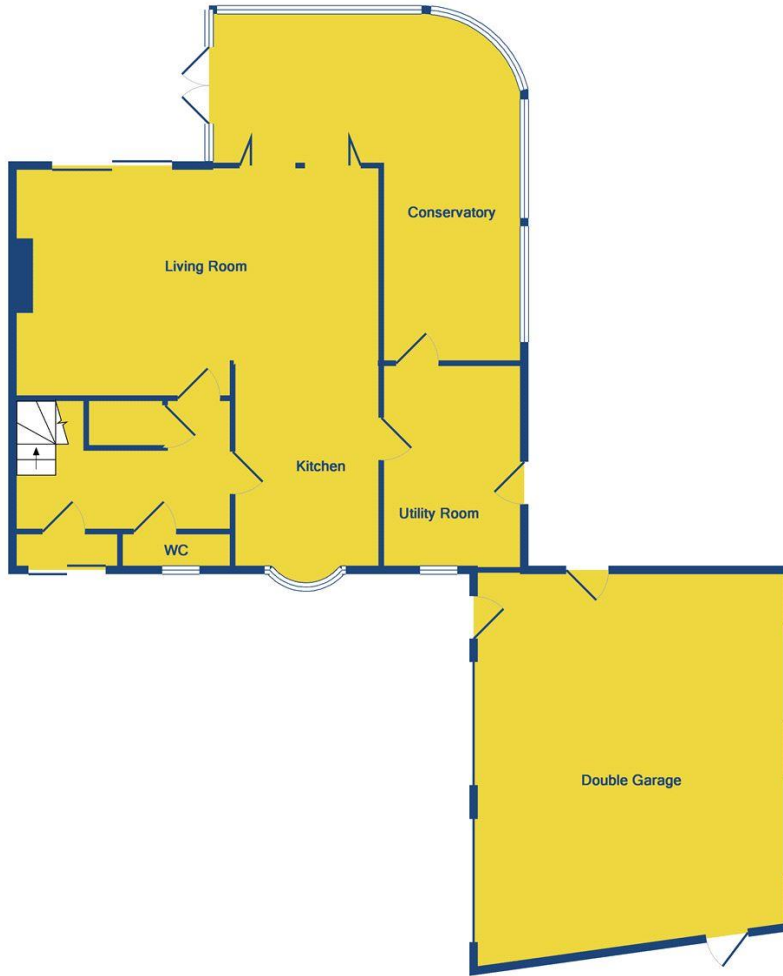
COUNCIL TAX

Hertsmere Borough Council Tax Band F £2396.87 (2018-2019)





FLOORPLAN



Ground Floor
Approx. Floor
Area 1262 Sq.Ft.
(117.2 Sq.M.)



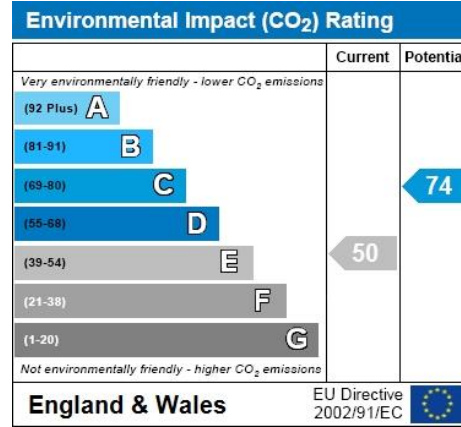
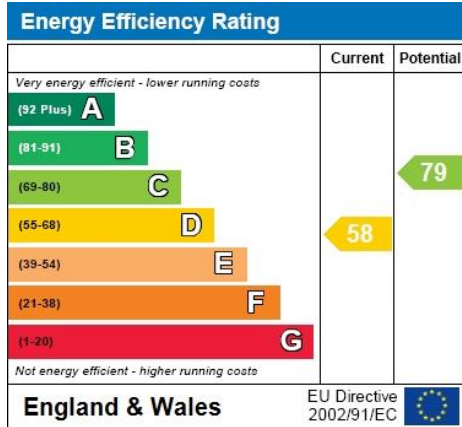
1st Floor
Approx. Floor
Area 501 Sq.Ft.
(46.6 Sq.M.)

Total Approx. Floor Area 1763 Sq.Ft. (163.8 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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