



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



38 Richfield Road, Bushey, WD23 4RQ

A DETACHED 2 DOUBLE BEDROOM BUNGALOW
IN NEED OF GENERAL MODERNISATION
WITH SCOPE TO RENOVATE YOUR DREAM HOME
LARGE ENTRANCE HALL
2 SEPARATE RECEPTION ROOMS
KITCHEN & BATHROOM
SOME DOUBLE GLAZING, GAS CENTRAL HEATING
REAR GARDEN
GARAGE & OFF STREET PARKING TO THE FRONT
CONVENIENT RESIDENTIAL LOCATION
OFFERED FOR SALE WITH NO UPPER CHAIN

Price £520,000 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

25'0" (7.62m) x 7'3" (2.21m)
Airing cupboard with hot water tank, access to loft space



RECEPTION ROOM 1

16'3" (4.95m) x 12'0" (3.66m)
Wall light points, double glazed sliding patio doors leading out to the garden, sliding doors to reception 2



RECEPTION ROOM 2

12'0" (3.66m) x 11'6" (3.51m)
Tiled fire place feature, wall light points, double glazed window overlooking the garden, sliding door to reception 1

KITCHEN

12'8" (3.86m) x 8'7" (2.62m)
Base units and wall cupboards, working surfaces with inset sink unit, electric oven and hob points, double glazed window and door to the outside



BEDROOM 1

16'0" (4.88m) x 11'8" (3.56m)
Wardrobe cupboards, wall light points, double glazed window to the front

BEDROOM 2

11'9" (3.58m) x 11'8" (3.56m)
Wardrobe cupboard, window to the side

BATHROOM

8'7" (2.62m) x 7'9" (2.36m)
Panelled bath, low flush wc, wash hand basin, heated towel rail, window to the side



OUTSIDE

REAR GARDEN

Patio area, steps up to lawn, borders and shrubs, outside tap

GARAGE

17'5" (5.31m) x 8'8" (2.64m)
Up and over door to the front,
single door to the side

OFF STREET PARKING

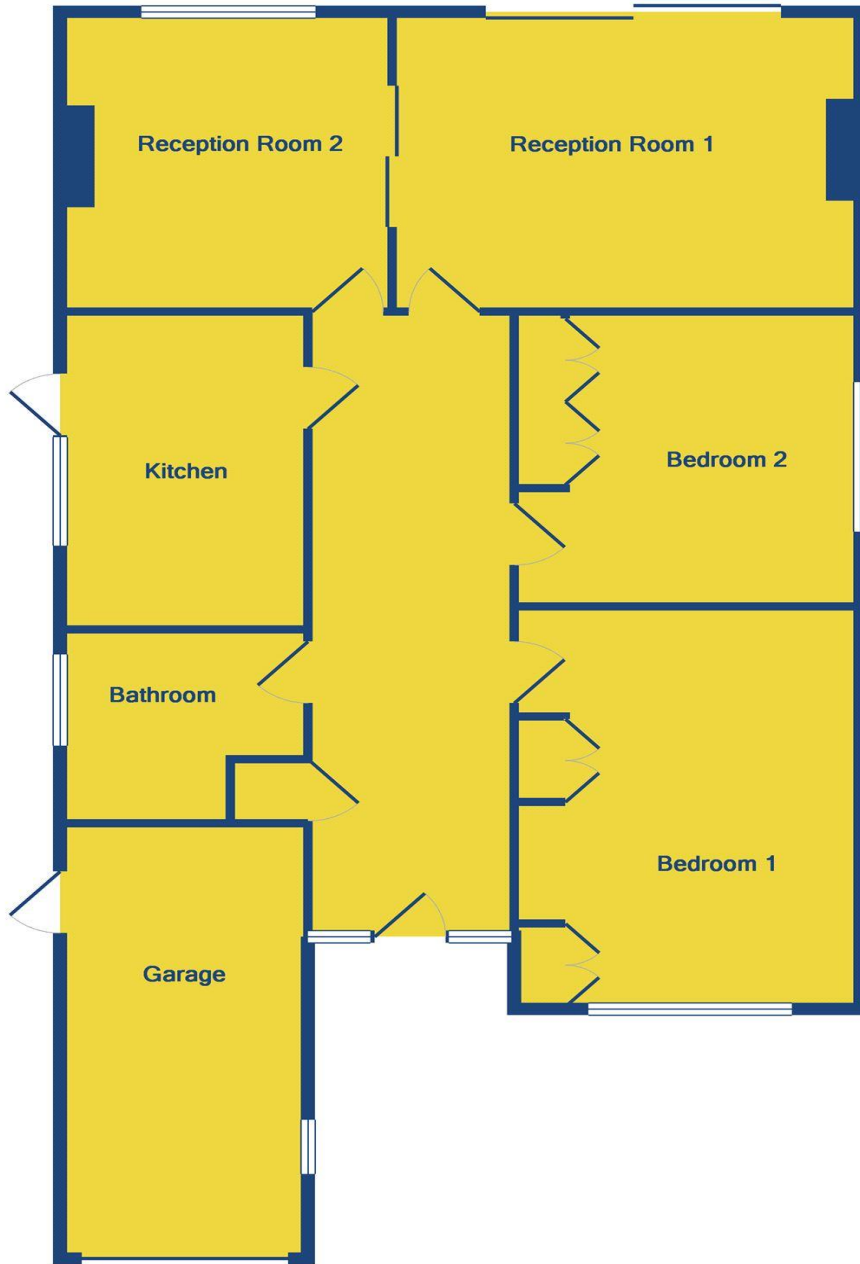
To the front of the garage

COUNCIL TAX

Hertsmere Borough Council Tax
Band E £2111.82 (2019-2020)



FLOORPLAN

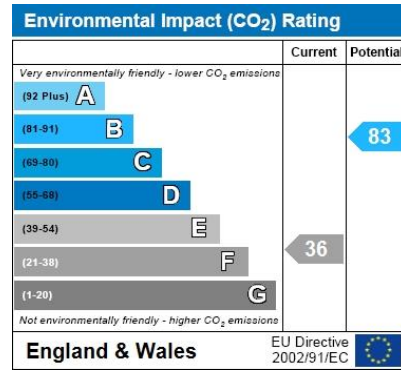
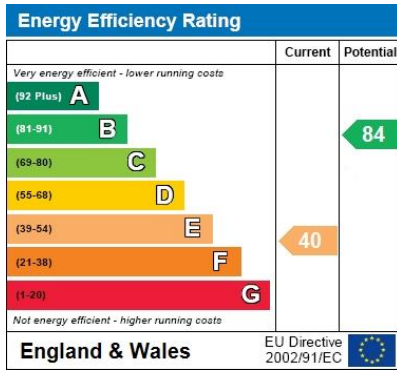


Total Approx. Floor Area 1161 Sq.Ft. (107.8 Sq.M.)

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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Further details of all our properties can be obtained by visiting our web site at : www.churchillsbushey.co.uk