



91 Highland Drive, Bushey, WD23 4HH

**AN EXTENDED 5 BEDROOM SEMI DETACHED HOUSE
WELL MAINTAINED THROUGHOUT
ENTRANCE PORCH, ENTRANCE HALL
14FT LIVING ROOM
OPEN PLAN KITCHEN, DINING & FAMILY ROOM
UTILITY ROOM, CLOAKROOM
5 BEDROOMS, BATHROOM
DOUBLE GLAZING & GAS CENTRAL HEATING
REAR GARDEN WITH SUMMER HOUSE
OFF STREET PARKING TO THE FRONT
CONVENIENT RESIDENTIAL LOCATION**

Price £799,950 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 PORCH

Double glazed windows to the side, tiled floor, door to

ENTRANCE HALL

Glazed window, wood flooring, staircase to first floor with cupboard under

LIVING ROOM

14'1" (4.29m) x 12'0" (3.66m)
Double glazed leaded light window to the front, attractive fireplace feature, wood flooring

KITCHEN

17'7" (5.36m) x 12'7" (3.84m)
Range of wall and base units with working surfaces, inset stainless steel sink unit, range cooker with extractor hood over, integrated dishwasher and fridge freezer, wood flooring, cupboard housing hot water cylinder, open plan to

DINING ROOM

11'11" (3.63m) x 9'6" (2.9m)
Wood flooring, pendant lighting, inset spot lights, chrome radiators, open plan to

FAMILY ROOM

16'8" (5.08m) x 8'4" (2.54m)
Double glazed windows to the side and rear, double glazed patio doors leading to the garden, wood flooring

UTILITY ROOM

Wall unit, working surfaces, plumbing for washing machine, space for tumble dryer, wall mounted Viessmann gas fired central heating boiler



STORAGE ROOM

11'3" (3.43m) x 9'5" (2.87m)
Max
Previously the garage with remote controlled roller door to the front, light and power



FIRST FLOOR LANDING

Double glazed window to the side

BEDROOM 1

12'7" (3.84m) x 12'0" (3.66m)
Double glazed leaded light window to the front, fitted wardrobe cupboards along one wall



BEDROOM 2

13'1" (3.99m) x 10'0" (3.05m)
Double glazed window to the rear



BEDROOM 3

12'7" (3.84m) x 9'1" (2.77m)
Double glazed leaded light window to the front



BEDROOM 4

9'10" (3m) x 9'0" (2.74m)
Double glazed window to the rear

BEDROOM 5

10'0" (3.05m) x 8'0" (2.44m)
Double glazed window to the rear

BATHROOM

Fully tiled with fitted bath with central mixer tap and hand held shower attachment, independent corner shower cubicle, vanity unit incorporating wash hand basin with cupboards under, low flush wc, large wall mounted mirror, chrome ladder radiator, inset spotlights, double glazed window to the front

OUTSIDE

REAR GARDEN

Decked patio area with inset lighting, steps leading down to further decked area and steps leading to lawn area with shrubs and borders, garden shed, outside tap



SUMMER HOUSE/ OFFICE

17'2" (5.23m) x 12'3" (3.73m)
Cedar wood construction, fully insulated with light and power, double glazed windows and doors



OFF STREET PARKING

To the front of the property

COUNCIL TAX

Hertsmere Borough Council

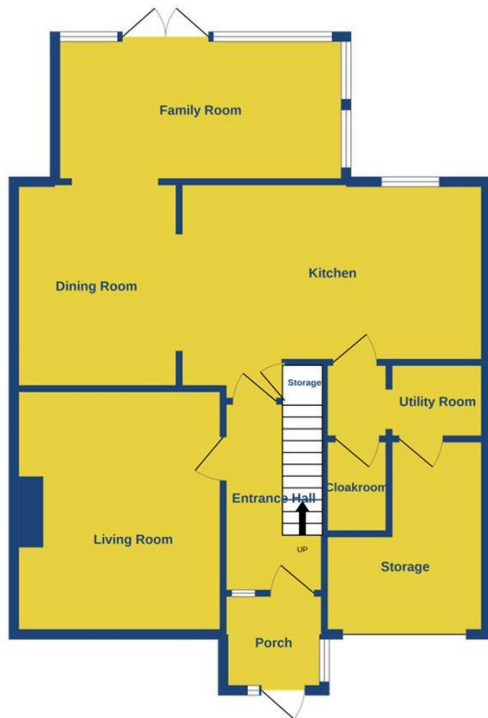
Tax Band F

£2812.63

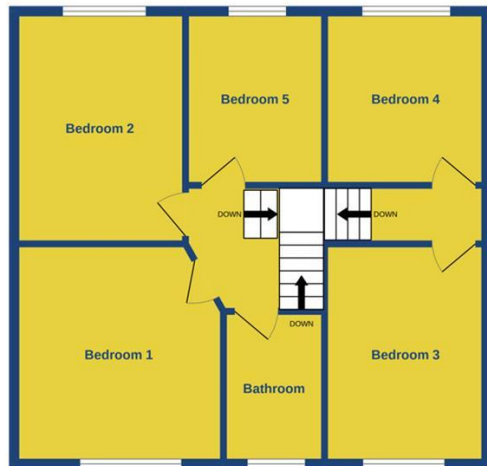


FLOORPLAN

Ground Floor

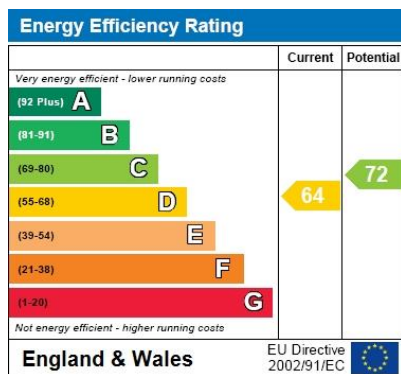


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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
GRAPH**



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