



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



34 Foxleys, Carpenders Park, WD19 5DE

**A SPACIOUS 4 BEDROOM LINK DETACHED FAMILY HOME
IN NEED OF MODERNISATION
ENTRANCE HALL, CLOAKROOM
26' THROUGH LOUNGE, KITCHEN
4 DOUBLE BEDROOMS & BATHROOM
GAS WARM AIR HEATING, DOUBLE GLAZING
REAR GARDEN
GARAGE APPROACHED VIA OWN DRIVE & CAR PORT
CONVENIENT RESIDENTIAL LOCATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £529,950 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,
cupboard housing warm air unit
boiler

**CLOAKROOM**

6'0" (1.83m) x 6'4" (1.93m)
Low flush wc, wash hand basin,
double glazed window

THROUGH LOUNGE

26'6" (8.08m) x 10'2" (3.1m)
Plus Recess
Double glazed window to the
front, double glazed sliding patio
doors leading out to the garden,
door to the kitchen

**KITCHEN**

12'0" (3.66m) Max x 9'9" (2.97m)
Range of base units and wall
cupboards, working surfaces
with inset sink unit, double
electric oven, electric hob,
plumbing for washing machine
space for fridge/freezer, large
storage cupboard, double glazed
window and door to the outside

**FIRST FLOOR LANDING**

Cupboard housing gas fired
boiler, access to the loft space

BEDROOM 1

13'5" (4.09m) x 12'8" (3.86m)
Double glazed window to the
front, built-in wardrobe cupboard

**BEDROOM 2**

12'7" (3.84m) x 10'4" (3.15m)
Double glazed window to t he
rear, built-in wardrobe cupboard

BEDROOM 3

13'5" (4.09m) x 9'4" (2.84m)
Double glazed window to the
front, built-in cupboard

BEDROOM 4

9'9" (2.97m) x 8'8" (2.64m)
Double glazed window to the rear



BATHROOM

6'6" (1.98m) x 6'0" (1.83m)
Panelled bath with independent shower over, shower screen, low flush wc, wash hand basin, double glazed window

OUTSIDE

REAR GARDEN

Lawn, borders and shrubs,
garden shed/ lean to, gated side access

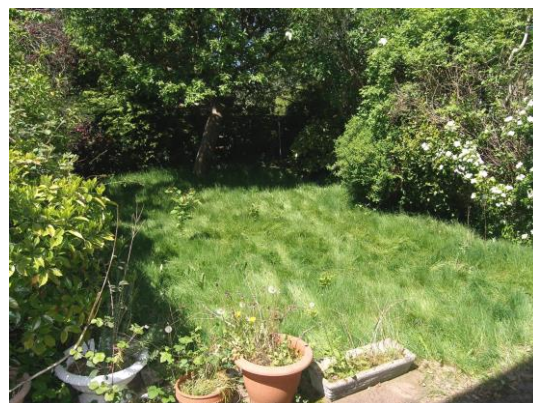


DETACHED GARDEN

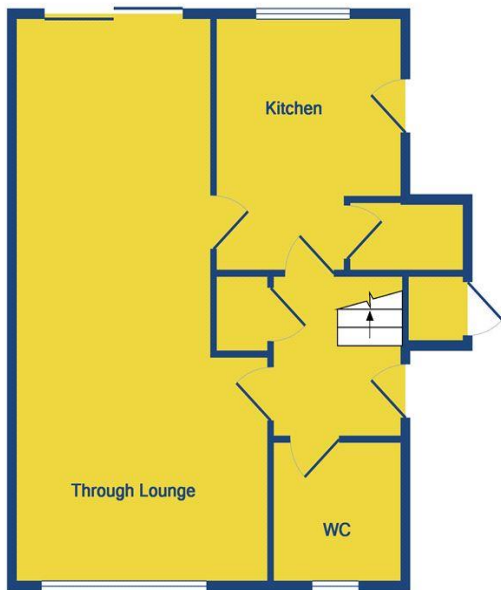
Approached via own drive,
covered car port, up and over door to the front

COUNCIL TAX

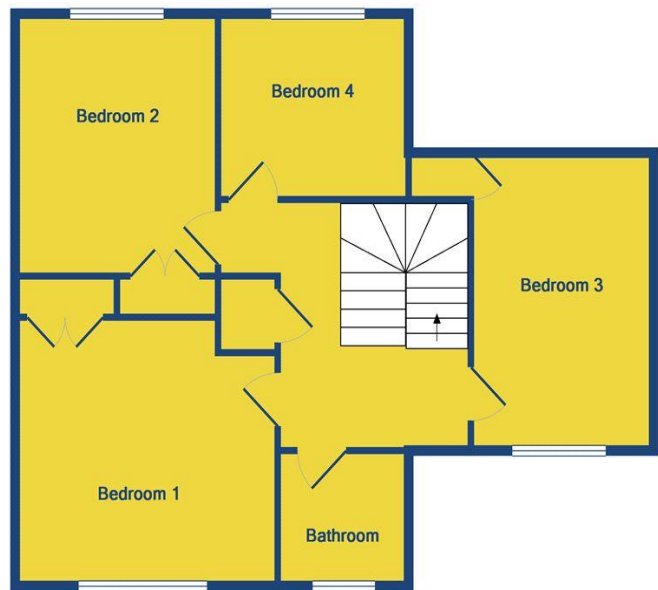
Three Rivers District Council
Tax Band F £2542.24 (2019-2020)



FLOORPLAN



Ground Floor
Approx. Floor
Area 549 Sq.Ft.
(51.0 Sq.M.)

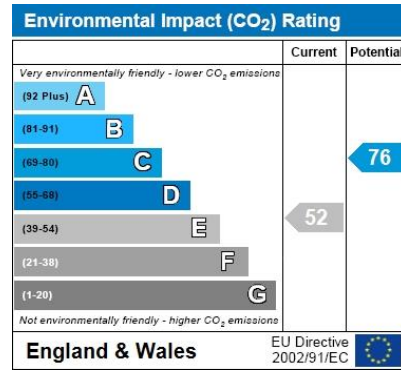
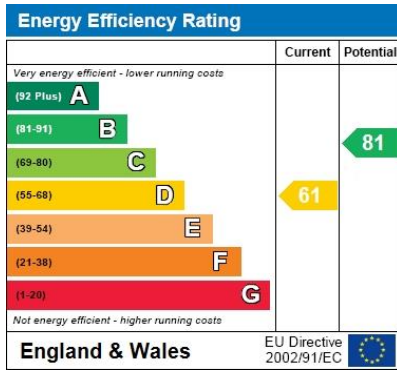


1st Floor
Approx. Floor
Area 698 Sq.Ft.
(64.9 Sq.M.)

Total Approx. Floor Area 1247 Sq.Ft. (115.8 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
Made with Metropix ©2019

**ENERGY PERFORMANCE
GRAPHS**



Churchills Independent Estate Agents have prepared these particulars/plans as accurately and reliably as possible, as a guide to prospective purchasers. Any points of concern arising from the particulars/plans should be clarified with this office before travelling some distance to view the property. Measurements are approximate and subject to variation and must not be relied on for the purpose of ordering carpets, furnishings etc. No person in the employ of Churchills Independent Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property or its fittings. None of the statements contained in these particulars are to be relied on as statements of representations of fact.

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