



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



40 Compton Place, Carpenders Park, WD19 5HG

A 2 DOUBLE BEDROOM SEMI DETACHED BUNGALOW
ENTRANCE PORCH & ENTRANCE HALL
LIVING ROOM & DINING ROOM
MODERN KITCHEN & SHOWER ROOM
GAS CENTRAL HEATING, DOUBLE GLAZING
MATURE REAR GARDEN
GARAGE WITH SHARED DRIVE & OFF STREET PARKING
SOUGHT AFTER RESIDENTIAL LOCATION
OFFERED FOR SALE WITH NO UPPER CHAIN

Price £430,000 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 PORCH

Door to

ENTRANCE HALL

Access to loft space

LIVING ROOM

12'0" (3.66m) x 8'10" (2.69m)
Central ceiling light point with fan, open to dining room



DINING ROOM

11'0" (3.35m) x 6'7" (2.01m)
Laminate wood flooring, double glazing windows and double doors leading out to the garden



KITCHEN

13'0" (3.96m) x 8'9" (2.67m)
Range of base units and matching wall cupboards, working surfaces with inset sink unit, breakfast bar, cooker point, integrated fridge and freezer, dishwasher, wall mounted gas fired central heating boiler, double glazed windows to the side and overlooking the garden, door to rear lobby



REAR LOBBY

Door to garden

UTILITY ROOM

Working surface, plumbing for washing machine and tumble dryer, laminate flooring,



BEDROOM 1 11'10" (3.61m) x 10'4" (3.15m)
Double glazed window to the front



BEDROOM 2 10'2" (3.1m) x 9'8" (2.95m) Into Bay
Laminate flooring, double glazed window to the front bay



SHOWER ROOM Modern double sized shower cubicle with sliding door, wash hand basin with cupboard under, low flush wc, heated towel rail, tiled walls, inset spotlights, double glazed window to the side



OUTSIDE

REAR GARDEN Approx. 70ft
Paved patio area, lawn, borders and shrubs, greenhouse, gated side access

GARAGE Up and over door to the front, single door to the garden, approached via shared drive

OFF STREET PARKING To the front

COUNCIL TAX Three Rivers District Council
Tax Band E £2151.13
(2019-2020)

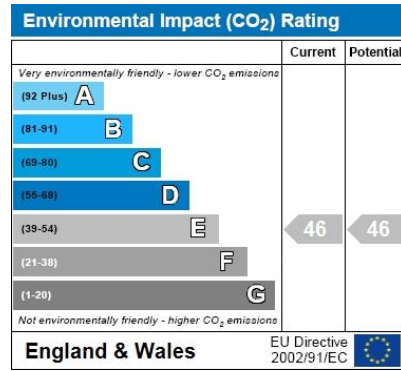
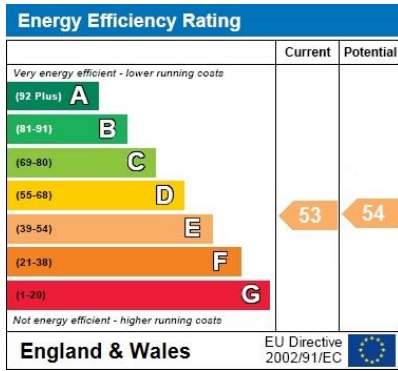


FLOORPLAN



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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