



# Churchills

INDEPENDENT ESTATE AGENTS

72 High Street  
Bushey  
Hertfordshire  
WD23 3HE



## 54 Herkomer Road, Bushey, WD23 3LU

**A 2 BEDROOM SEMI DETACHED BUNGALOW  
WELL MAINTAINED THROUGHOUT  
13FT LIVING ROOM, KITCHEN  
2 DOUBLE BEDROOMS (WITH ONE CURRENTLY A DINING ROOM)  
SHOWER ROOM  
DOUBLE GLAZED CONSERVATORY  
GAS CENTRAL HEATING & DOUBLE GLAZING  
SECLUDED REAR GARDEN  
DETACHED GARAGE  
OFF STREET PARKING TO FRONT FOR 2 CARS  
SOUGHT AFTER RESIDENTIAL LOCATION, CLOSE TO BUSHEY HIGH STREET  
OFFERED FOR SALE WITH NO UPPER CHAIN**

**Price £475,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

**020-8950-0033**

[www.churchillsbushey.co.uk](http://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

Laminate wood flooring, access to loft, airing cupboard

## LIVING ROOM

13'9" (4.19m) x 11'7" (3.53m)  
Fire place surround with wood burner, double glazed sliding patio doors to conservatory



## CONSERVATORY

10'9" (3.28m) x 8'0" (2.44m)  
Double glazed conservatory with tiled floor and double glazed door to garden



## KITCHEN

12'4" (3.76m) Max x 8'5" (2.57m)  
Range of wall and base units, working surfaces, large stainless steel sink unit with mixer tap & drainer, built in electric double oven & 5 ring gas hob with stainless steel chimney hood over, plumbing for washing machine & dishwasher, space for fridge, cupboard housing gas fired central heating boiler, double aspect double glazed window to side & rear, double glazed door to the garden



## BEDROOM 1

14'6" (4.42m) Into Bay x 10'7" (3.23m)  
Double glazed bay window to the front, fitted wardrobe cupboards, ceiling fan



## BEDROOM 2/ DINING ROOM

11'7" (3.53m) x 10'3" (3.12m)  
Currently being used as a Dining Room with double glazed window to the front

## SHOWER ROOM

Fully tiled, with independent corner shower cubicle, wash hand basin, low flush wc, chrome ladder radiator, inset spotlights, double glazed window to the side



**OUTSIDE**

**SECLUDED REAR GARDEN**

Patio area, lawn, shrubs & borders, gated side access

**DETACHED GARAGE**

Approached via shared driveway

**OFF STREET PARKING**

Additional parking for 2 cars to the front of the property

**COUNCIL TAX**

Hertsmere Borough Council Tax Band D £1727.85 (2019-2020)



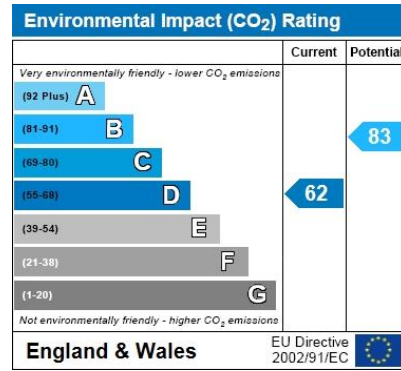
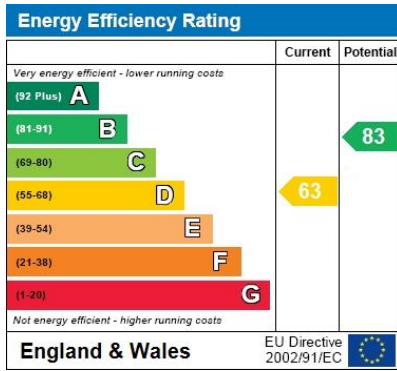
# FLOORPLAN



Total Approx. Floor Area 688 Sq.Ft. (63.9 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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