



Churchills
INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



4 High Road, Bushey Heath, WD23 1GG

**AN IMMACULATE 1 BEDROOM GROUND FLOOR MAISONETTE
WELL MAINTAINED & TASTEFULLY DECORATED THROUGHOUT
ENTRANCE PORCH**

LIVING ROOM OPEN PLAN TO KITCHEN/ BREAKFAST AREA

DOUBLE BEDROOM WITH FITTED WARDROBES

MODERN WHITE BATHROOM

ELECTRIC HEATING, DOUBLE GLAZING

COMMUNAL GARDENS

GARAGE IN BLOCK & RESIDENTS PARKING

SOUGHT AFTER CONVENIENT LOCATION

ON BUSHEY HEATH HIGH ROAD

Price £280,000 Leasehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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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 front door, large coat cupboard, wood laminate flooring, door to

LIVING ROOM

14'6" (4.42m) x 14'6" (4.42m)
Double glazed window to the front, laminate wood flooring, inset spotlights, electric radiator, open plan with kitchen/ breakfast area



KITCHEN/ BREAKFAST AREA

10'2" (3.1m) x 5'5" (1.65m)
Modern range of base units and matching wall cupboards, working surfaces with inset sink unit, electric oven and hob with stainless steel extractor over, integrated fridge and freezer, breakfast bar with space for 4 chairs, inset spotlights, tiled wall and part tiled walls, double glazed window to the side, open to lobby



INNER LOBBY

Large storage cupboard housing hot water tank, further cupboard, doors to bathroom and bedroom



BEDROOM

11'6" (3.51m) x 8'9" (2.67m)
Fitted wardrobe cupboards with sliding mirrored doors, inset spotlights, double glazed window overlooking communal gardens



BATHROOM

7'9" (2.36m) x 4'6" (1.37m)
Modern white suite comprising panelled bath with mixer taps and shower attachment, glass shower screen, low flush wc, wash hand basin, tiled walls and floor, inset spotlights

OUTSIDE

COMMUNAL GARDENS

Well maintained communal gardens at the rear of the property

GARAGE

In block close by

OFF STREET PARKING

Residents parking within the development

LEASE

to be confirmed

SERVICE CHARGE

£83.33 per month

GROUND RENT

£200 per year due in February

COUNCIL TAX

Hertsmere Borough Council Tax
Band C £1475.00 (2018-2019)



FLOORPLAN

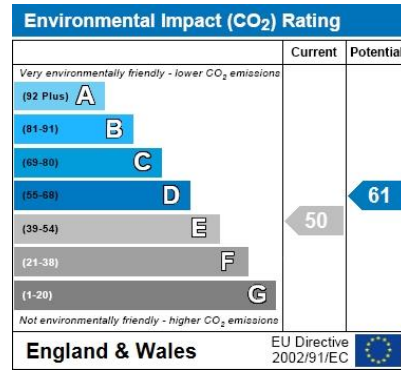
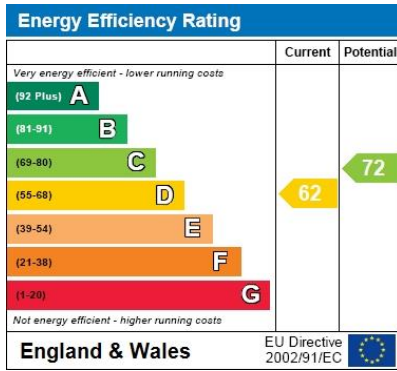


Total Approx. Floor Area 363 Sq.Ft. (33.7 Sq.M.)

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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