



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



2 Fidler Place, Bushey, WD23 4UF

A MODERN 3 BEDROOM TERRACED HOUSE
WELL MAINTAINED THROUGHOUT
ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM
17' LIVING ROOM WITH ACCESS TO THE GARDEN
MODERN FITTED KITCHEN
3 BEDROOMS & BATHROOM
GAS CENTRAL HEATING, DOUBLE GLAZING
REAR GARDEN
SOUGHT AFTER RESIDENTIAL LOCATION
OFFERED FOR SALE WITH NO UPPER CHAIN

Price £390,000 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

Storage cupboard housing gas fired central heating boiler, tiled floor, front door to

ENTRANCE HALL

Staircase to the first floor, storage cupboard, laminate wood flooring

CLOAKROOM

Low flush wc, wash hand basin, double glazed window, tiled floor, part tiled walls, chrome ladder radiator

LIVING ROOM

17'4" (5.28m) x 12'4" (3.76m)
Double glazed windows and double doors leading out to the garden

KITCHEN

13'7" (4.14m) x 8'5" (2.57m)
Modern range of base units and matching wall cupboards, working surfaces with inset sink unit, integrated fridge/freezer and slimline dishwasher, eye level double electric oven, gas hob with extractor over, cupboard housing washing machine, part tiled walls, double glazed window to the front, space for breakfast table



FIRST FLOOR LANDING

Storage cupboards, access to the loft space

BEDROOM 1

11'2" (3.4m) x 9'4" (2.84m)
Built-in wardrobe cupboard, double glazed window to the front



BEDROOM 2

12'5" (3.78m) x 8'6" (2.59m)
Built-in wardrobe cupboard, double glazed window to the rear



BEDROOM 3

8'5" (2.57m) x 7'6" (2.29m)
Double glazed window to the rear

BATHROOM

7'7" (2.31m) x 5'8" (1.73m)
Panelled bath with hand held shower attachment, low flush wc, wash hand basin, part tiled walls, double glazed window to the front



OUTSIDE

REAR GARDEN

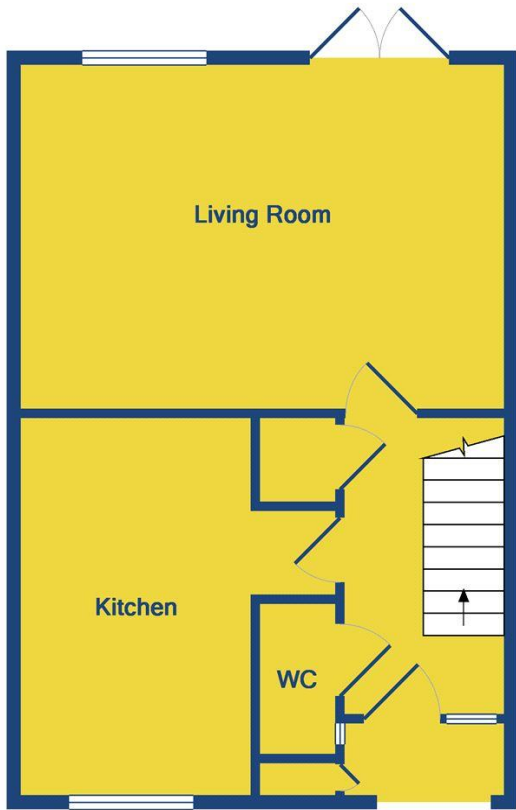
25` approx.
Large paved patio area, lawn and shrubs, garden shed, gated rear pedestrian access



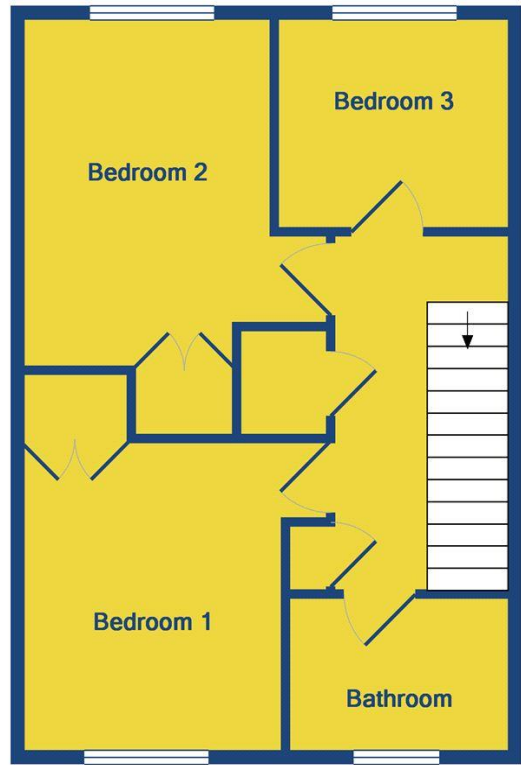
COUNCIL TAX

Hertsmere Borough Council Tax
Band E £2111.82 (2019-2020)

FLOORPLAN



Ground Floor
Approx. Floor
Area 447 Sq.Ft.
(41.5 Sq.M.)



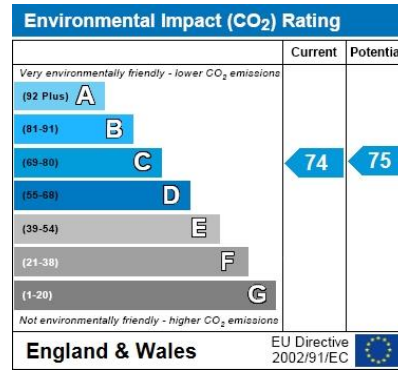
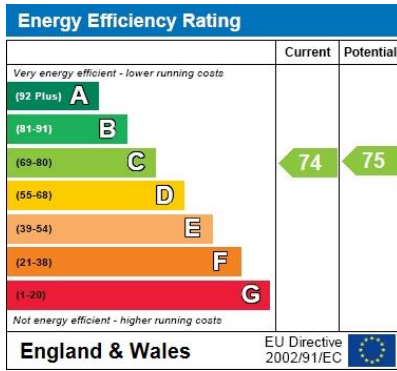
1st Floor
Approx. Floor
Area 447 Sq.Ft.
(41.5 Sq.M.)

Total Approx. Floor Area 894 Sq.Ft. (83.1 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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