



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



3 Clarks Mead, Bushey Heath, WD23 4JZ

A SPACIOUS 2/3 BEDROOM DETACHED BUNGALOW
ENTRANCE HALL
28' LIVING ROOM, KITCHEN
DINING ROOM/ BEDROOM 3
15' MAIN BEDROOM, BATHROOM
BEDROOM 2 & WC ON FIRST FLOOR
GAS CENTRAL HEATING, DOUBLE GLAZING
REAR GARDEN
2 SEPARATE GARAGES & AMPLE OFF STREET PARKING
SOUGHT AFTER RESIDENTIAL LOCATION
CLOSE TO BUSHEY HEATH HIGH ROAD

Price £575,000 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 HALL

Spacious area with stairs to first floor bedroom, airing cupboard with hot water tank

LIVING ROOM

26'0" (7.92m) x 11'7" (3.53m)
Fire place feature at each end of the room, double glazed windows and double doors leading out to the garden, archway to dining room/ bedroom 2



DINING ROOM/ BEDROOM 3

12'0" (3.66m) x 11'5" (3.48m)
Double glazed window to the side, archway to living room, door from hallway



KITCHEN

12'4" (3.76m) x 8'7" (2.62m)
Range of base units and wall cupboards, working surfaces with inset sink unit, double electric oven, gas hob, integrated fridge, cupboard housing gas fired boiler, double glazed window and door to rear porch/ utility area



REAR PORCH/ UTILITY

Double glazed windows and door to the garden, plumbing for washing machine

BEDROOM 1

15'0" (4.57m) x 11'5" (3.48m)
Fitted wardrobe cupboards, double glazed window to the front



BATHROOM

8'7" (2.62m) Max x 7'5" (2.26m)
Panelled bath with mixer taps and independent shower over, wash hand basin with cupboard under, low flush wc, tiled walls, double glazed window

FIRST FLOOR

BEDROOM 2

13'0" (3.96m) x 8'7" (2.62m)
Plus window recesses.
Double glazed windows and
skylight windows



WC

Low flush wc, wash hand basin,
skylight window

OUTSIDE

REAR GARDEN

Patio area, lawn, borders and
shrubs, tree, gated side access
and doors to both the garages



GARAGE 1

16'4" (4.98m) x 8'8" (2.64m)
Up and over door to the front,
light and power, single door to
the side

GARAGE 2

17'7" (5.36m) x 7'4" (2.24m)
Up and over door to the front,
single door to the garden, light
and power

OFF STREET PARKING

Large block paved driveway to
the front with space for several
vehicles

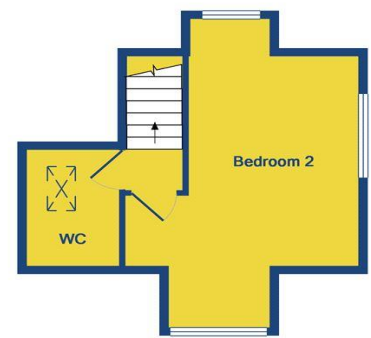
COUNCIL TAX

Hertsmere Borough Council Tax
Band F £2495.79 (2019-2020)

FLOORPLAN



Ground Floor
Approx. Floor
Area 1312 Sq.Ft.
(121.9 Sq.M.)

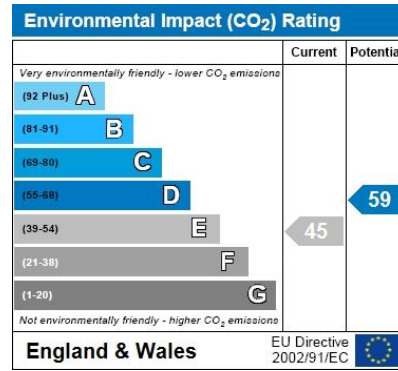
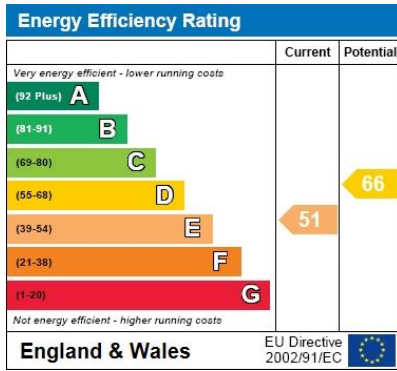


1st Floor
Approx. Floor
Area 232 Sq.Ft.
(21.5 Sq.M.)

Total Approx. Floor Area 1544 Sq.Ft. (143.4 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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