



# Churchills

INDEPENDENT ESTATE AGENTS

72 High Street  
Bushey  
Hertfordshire  
WD23 3HE



## 27 Malden Fields, Bushey, WD23 2QA

**A MODERN 2 DOUBLE BEDROOM SEMI DETACHED HOUSE  
WELL MAINTAINED  
ENTRANCE HALL, MODERN FITTED KITCHEN  
17' LIVING ROOM & DOUBLE GLAZED CONSERVATORY  
2 BEDROOMS & MODERN SHOWER ROOM  
GAS CENTRAL HEATING, DOUBLE GLAZING  
REAR GARDEN  
OWN DRIVE WITH OFF STREET PARKING  
SOUGHT AFTER RESIDENTIAL LOCATION  
CLOSE TO BUSHEY MAINLINE STATION**

**Price £389,950 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

Staircase to the first floor

## LIVING ROOM

17'2" (5.23m) x 11'9" (3.58m)  
Storage cupboard under stairs, double glazed windows to the side and rear, double doors to the conservatory



## DOUBLE GLAZED CONSERVATORY

11'3" (3.43m) x 9'6" (2.9m)  
Modern double glazed windows and double doors leading out to the garden, tiled floor



## KITCHEN

10'3" (3.12m) x 7'7" (2.31m) Max  
Modern range of base units and matching wall cupboards, working surfaces with inset sink unit, electric oven with gas hob, cupboard housing washing machine, slimline dishwasher, integrated fridge/freezer, wall mounted gas fired central heating boiler, tiled floor, double glazed window to the front.



## FIRST FLOOR LANDING

Access to the loft space via pull down ladder, boarded and insulated

## BEDROOM 1

11'9" (3.58m) x 11'4" (3.45m)  
Double glazed window to the front

## BEDROOM 2

11'9" (3.58m) x 9'5" (2.87m) Max  
Double glazed window to the rear



## SHOWER ROOM

Modern white suite with Double sized walk in shower cubicle, wash hand basin with cupboard under, low flush wc, part tiled walls, double glazed window

**OUTSIDE**

**REAR GARDEN**

Well maintained garden with patio area, lawn, gated side access

**OFF STREET PARKING**

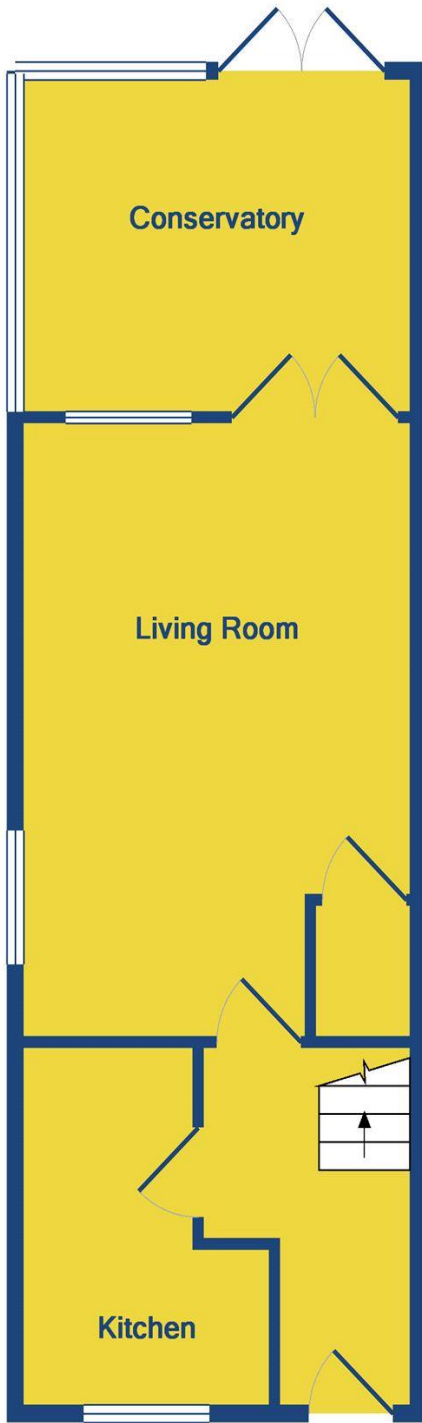
To the side of the property via own drive

**COUNCIL TAX**

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



**FLOORPLAN**



Ground Floor  
Approx. Floor  
Area 434 Sq.Ft.  
(40.4 Sq.M.)



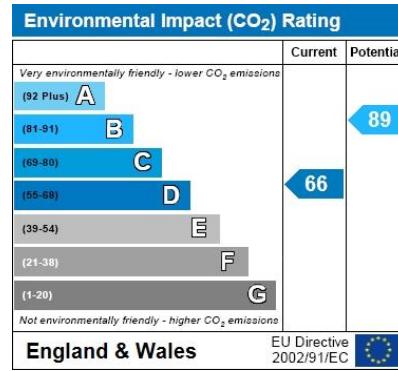
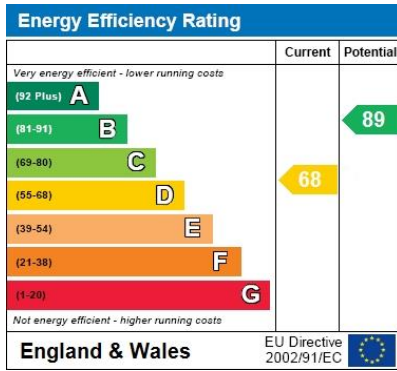
1st Floor  
Approx. Floor  
Area 322 Sq.Ft.  
(29.9 Sq.M.)

Total Approx. Floor Area 757 Sq.Ft. (70.3 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

Made with Metropix ©2019

**ENERGY PERFORMANCE  
GRAPHS**



Churchills Independent Estate Agents have prepared these particulars/plans as accurately and reliably as possible, as a guide to prospective purchasers. Any points of concern arising from the particulars/plans should be clarified with this office before travelling some distance to view the property. Measurements are approximate and subject to variation and must not be relied on for the purpose of ordering carpets, furnishings etc. No person in the employ of Churchills Independent Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property or its fittings. None of the statements contained in these particulars are to be relied on as statements of representations of fact.

Further details of all our properties can be obtained by visiting our web site at : [www.churchillsbushey.co.uk](http://www.churchillsbushey.co.uk)