



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



4 Caroline House, High St, Bushey Village WD23 1BH

**A MODERN SPACIOUS 2 BEDROOM 2 BATHROOM FIRST FLOOR APARTMENT
LOCATED IN THE HEART OF BUSHEY VILLAGE
COMMUNAL ENTRANCE WITH ENTRY PHONE & LIFT
OWN ENTRANCE HALL
14' LIVING ROOM
MODERN FITTED KITCHEN & BATHROOM
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
DOUBLE GLAZING
2 ALLOCATED PARKING SPACES
SHARE OF FREEHOLD**

Price £340,000 Leasehold

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

COMMUNAL ENTRANCE

Entry phone system, stairs and lift to all floors

ENTRANCE HALL

2 Storage cupboards, access to loft for further storage

LIVING ROOM

14'0" (4.27m) x 13'0" (3.96m)
Wooden flooring, double glazed window

**KITCHEN**

10'7" (3.23m) x 6'7" (2.01m)
Modern fitted kitchen with base units and matching wall cupboards, working surfaces with inset sink unit, electric oven and hob with extractor hood over, integrated fridge and freezer, slimline dishwasher, plumbing for washing machine, part tiled walls, tiled floor, inset spotlights, double glazed window

**MASTER BEDROOM**

10'9" (3.28m) x 9'6" (2.9m)
Fitted wardrobes, double glazed window, door to

EN SUITE SHOWER ROOM

6'6" (1.98m) x 3'1" (0.94m)
Modern white suite with shower cubicle, low level wc and wash hand basin, tiled walls and floor, large fitted mirror, inset spotlights

BEDROOM 2

10'7" (3.23m) x 7'8" (2.34m)
Built-in wardrobe cupboard, double glazed window



BATHROOM

6'9" (2.06m) x 6'6" (1.98m)
Modern white suite comprising
panelled bath with shower
attachment, glass shower
screen, low level wc and wash
hand basin, part tiled walls, tiled
floor, inset spotlights



OUTSIDE

PARKING

2 allocated parking spaces

COMMUNAL GARDEN

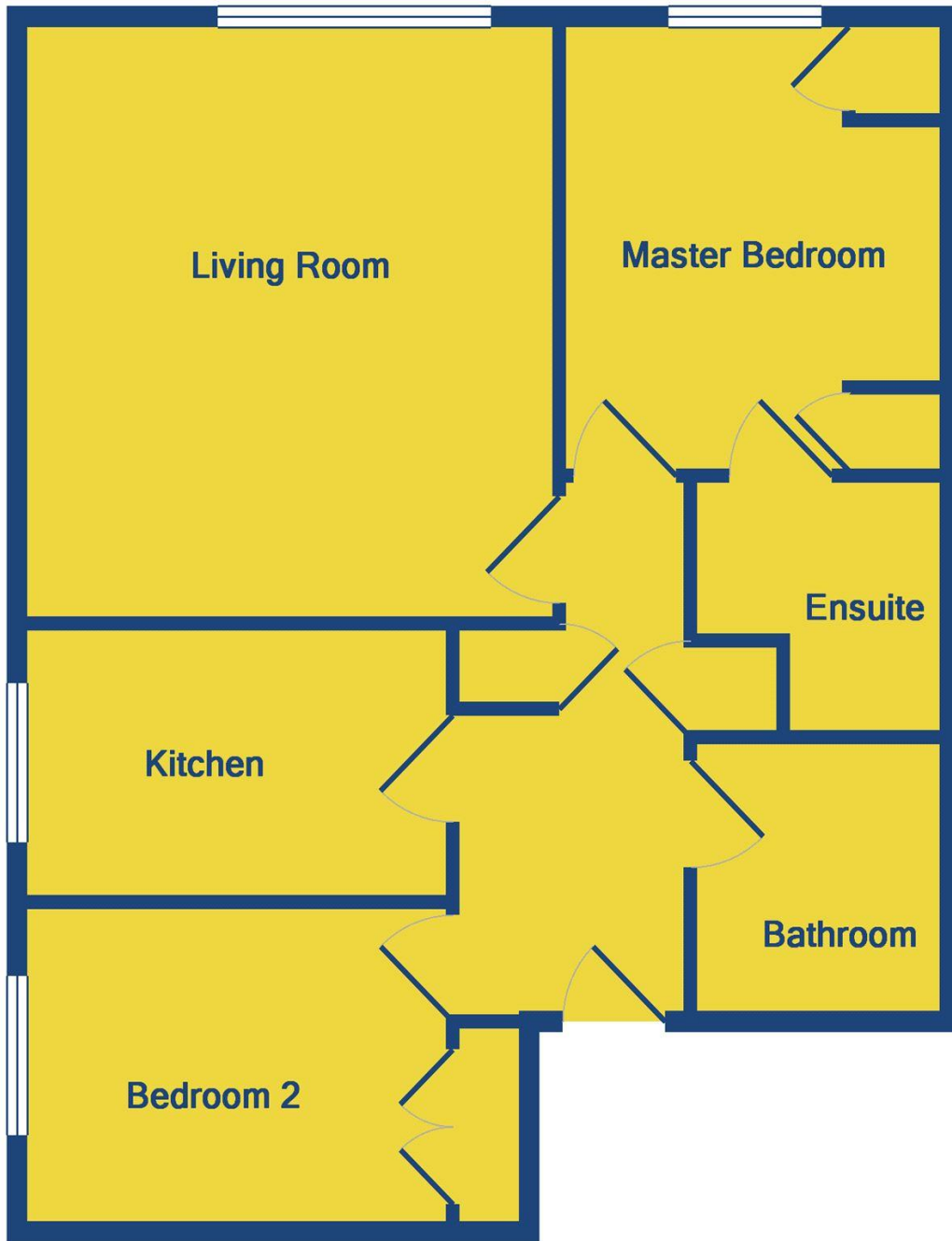
Well maintained garden

COUNCIL TAX

Hertsmere Council Tax Band D
£1,727.85 (2019-2020)



FLOORPLAN



Total Approx. Floor Area 580 Sq.Ft. (53.8 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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Further details of all our properties can be obtained by visiting our web site at : www.churchillsbushey.co.uk