



25 Windmill Street, Bushey Heath, WD23 1NB

**AN EXTENDED 3 BEDROOM MID TERRACE HOUSE
ENTRANCE HALL, CLOAKROOM
22FT LIVING/ DINING ROOM, KITCHEN
3 BEDROOMS, BATHROOM
GAS CENTRAL HEATING & DOUBLE GLAZING
APPROX 30FT REAR GARDEN
DOUBLE GARAGE TO THE REAR OF THE GARDEN
SITUATED IN SOUGHT AFTER AREA
WITHIN EASY REACH OF BUSHEY HIGH ROAD**

Price £560,000 Freehold

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 HALL

Double glazed door and window to the front, wood flooring, staircase to first floor

CLOAKROOM

Low flush wc, wash hand basin with pedestal, storage cupboards, tiled floor, double glazed window to the front

LIVING/ DINING ROOM

22'5" (6.83m) x 15'8" (4.78m)
Double glazed windows and patio doors leading on to the garden

KITCHEN

15'0" (4.57m) x 5'9" (1.75m)
Range of wall and base units, working surfaces, large single bowl stainless steel sink unit with mixer tap and drainer, built in electric oven, inset gas hob with chimney hood over, space for fridge freezer, plumbing for washing machine, space for tumble dryer, 2 storage cupboards, breakfast bar, tiled floor

FIRST FLOOR LANDING

Airing cupboard housing gas fired Veissman central heating boiler, access to loft via pull down ladder

BEDROOM 1

11'9" (3.58m) x 9'5" (2.87m)
Double glazed window to the rear, fitted wardrobe cupboards

BEDROOM 2

8'9" (2.67m) x 8'0" (2.44m)
Double glazed window to the front

BEDROOM 3

10'7" (3.23m) x 5'5" (1.65m)
Double glazed window to the rear, storage cupboard



BATHROOM

Panelled bath, large independent shower cubicle, wash hand basin with pedestal, low flush wc, tiled walls, wood flooring, double glazed window to the front



OUTSIDE

REAR GARDEN

Approx 30ft
Mainly laid to lawn with shrubs and borders



DOUBLE GARAGE

17'0" (5.18m) x 16'0" (4.88m)
Access via rear service road with remote controlled up and over electric door to the front and personal door to the garden



COUNCIL TAX

Hertsmere Borough Council

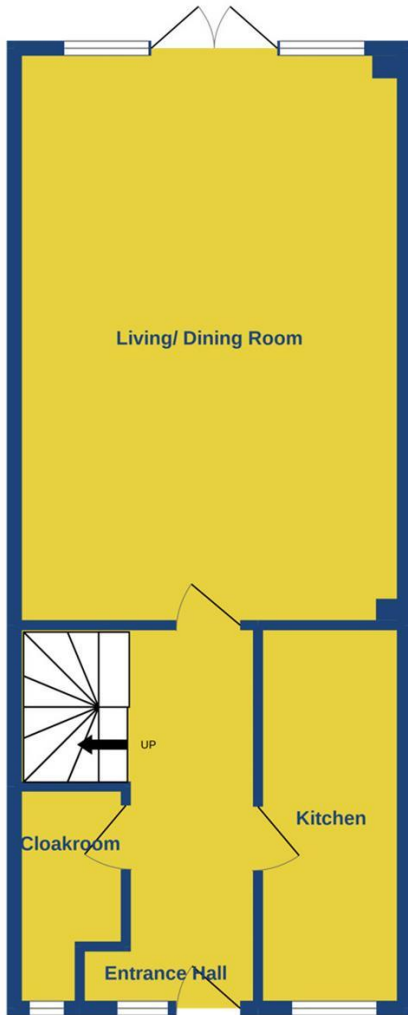
Tax Band E

£2379.93 2022/2023

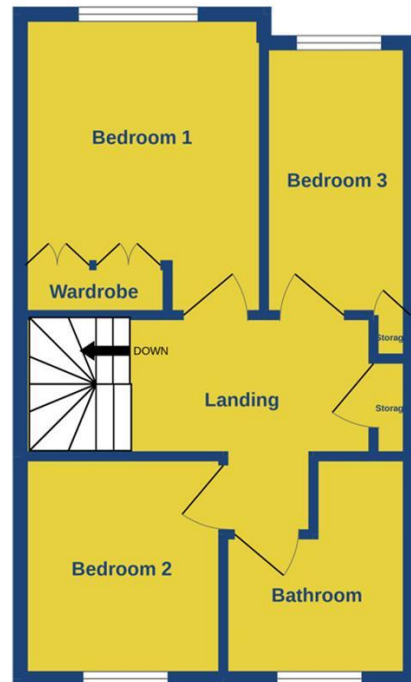


FLOORPLAN

Ground Floor

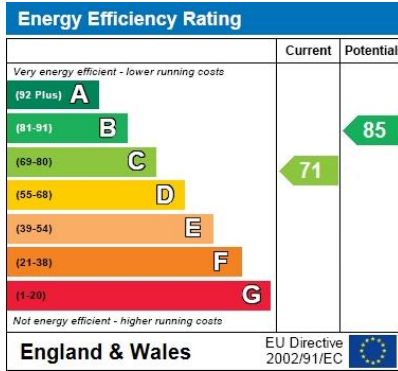


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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
GRAPH**



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