



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



82 School Lane, Bushey, WD23 1BX

**A WELL MAINTAINED 2 DOUBLE BEDROOM TERRACED COTTAGE
TASTEFULLY DECORATED
ENTRANCE PORCH
23' THROUGH LOUNGE
MODERN KITCHEN & GROUND FLOOR BATHROOM
2 BEDROOMS AND WC OFF LANDING
GAS CENTRAL HEATING, DOUBLE GLAZING
100FT APPROX. REAR GARDEN
SOUGHT AFTER RESIDENTIAL LOCATION**

Price £385,000 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 PORCH

Double glazed front door and side window, tiled floor, door to

THROUGH LOUNGE

Fire place features, wood flooring, inset spotlights, staircase to the first floor, double glazed window to the front and door leading out to the garden, open to



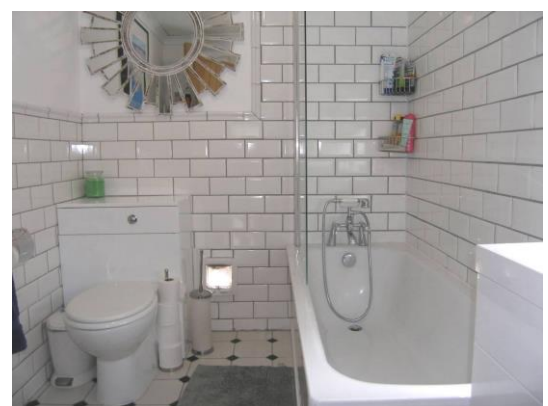
KITCHEN

7'9" (2.36m) x 6'2" (1.88m)
Modern kitchen with base units and matching wall cupboards, working surfaces with inset sink unit, electric oven, gas hob, plumbing for washing machine and slimline dishwasher, space for fridge/freezer, wood flooring, double glazed window, door to



GROUND FLOOR BATHROOM

6'9" (2.06m) x 6'2" (1.88m)
Modern white suite comprising panelled bath with mixer taps and shower attachment, glass shower screen, wash hand basin with cupboard under, low flush wc, heated towel rail, tiled floor, part tiled walls, double glazed window



FIRST FLOOR

CLOAKROOM

Low flush wc, wash hand basin

BEDROOM 1

10'5" (3.18m) x 10'5" (3.18m)
Wardrobe cupboard to alcove, double glazed window to the rear



BEDROOM 2

10'5" (3.18m) x 10'5" (3.18m)
Cupboard over stairs and cupboard to alcove, double glazed window to the front



OUTSIDE

REAR GARDEN

100ft approx.
Decked patio area, lawn, borders and shrubs, outside tap and lighting
Right of way access for neighbours

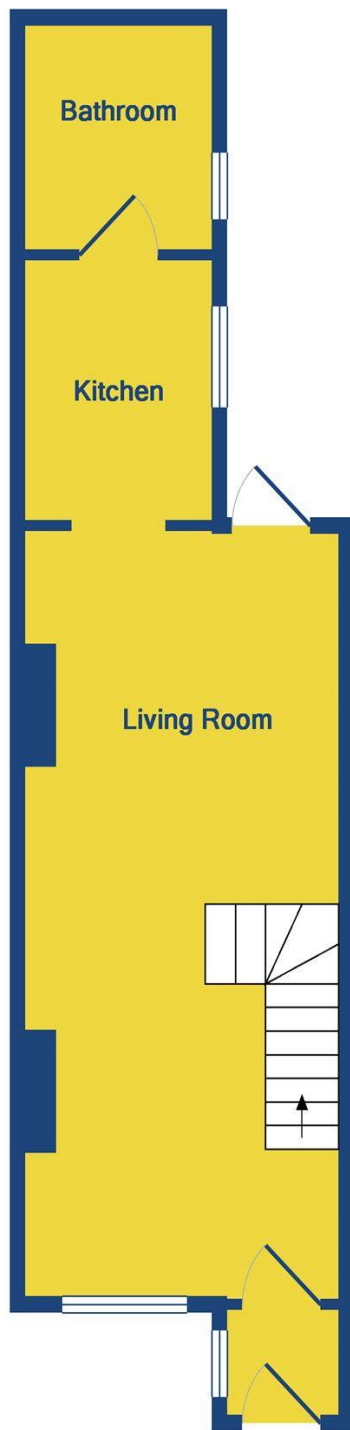


COUNCIL TAX

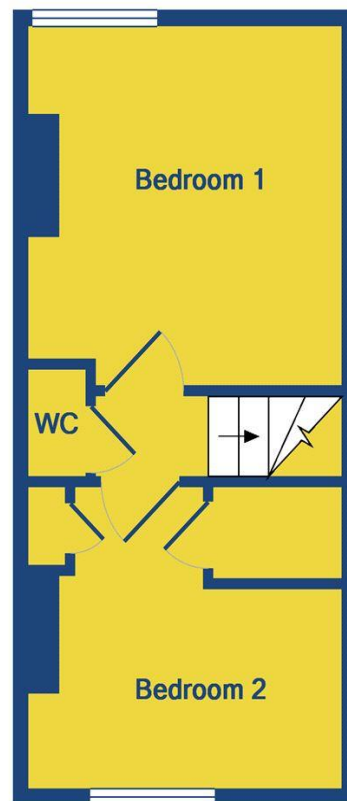
Hertsmere Borough Council Tax
D £1727.85 (2019-2020)



FLOORPLAN



Ground Floor
Approx. Floor
Area 343 Sq.Ft.
(31.9 Sq.M.)

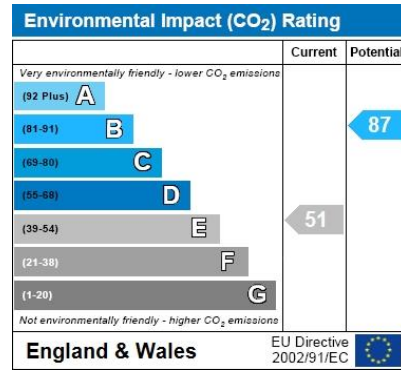
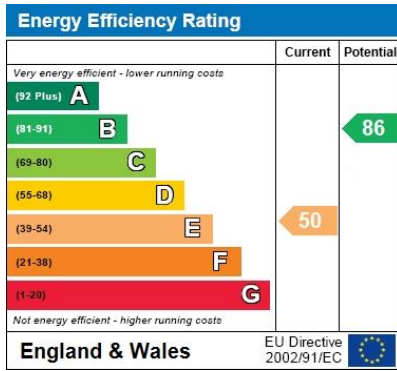


1st Floor
Approx. Floor
Area 232 Sq.Ft.
(21.6 Sq.M.)

Total Approx. Floor Area 575 Sq.Ft. (53.4 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

**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.

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