



Churchills
INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



23 Robin Hood Drive, North Bushey, WD23 2BY

**AN IMMACULATE 3 BEDROOM TERRACED FAMILY HOME
COMPLETELY REFURBISHED OVER PAST FEW YEARS
NEW KITCHEN & BATHROOM, INTERNAL DOORS & CARPETS
TASTEFULLY DECORATED THROUGHOUT
ENTRANCE HALL, 14' LIVING ROOM
20' MODERN KITCHEN/ FAMILY ROOM
3 BEDROOMS & MODERN BATHROOM ON FIRST FLOOR
GAS CENTRAL HEATING, DOUBLE GLAZING
WELL MAINTAINED REAR GARDEN
CONVENIENT RESIDENTIAL LOCATION**

Price £435,000 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

Staircase to the first floor

LIVING ROOM

14'0" (4.27m) x 12'0" (3.66m)
Double glazed window to the front



KITCHEN/ FAMILY ROOM

20'2" (6.15m) x 10'0" (3.05m)
Re-fitted modern range of base units and matching wall cupboards, working surfaces with inset sink unit, double electric oven, gas hob with glass and stainless steel extractor over, integrated dishwasher and washing machine, space for fridge and freezer, cupboard housing gas fired central heating boiler, tiled floor, double glazed windows and double doors leading out to the garden, ample space for breakfast table and sofa



FIRST FLOOR LANDING

Storage cupboard

BEDROOM 1

12'0" (3.66m) x 12'0" (3.66m)
Plus recess.
Double glazed window to the front, wardrobe recess



BEDROOM 2

13'6" (4.11m) x 9'8" (2.95m)
Built-in wardrobe cupboard, double glazed window overlooking the garden



BEDROOM 3

9'6" (2.9m) x 6'9" (2.06m)
Double glazed window to the front

BATHROOM

Re-fitted bathroom with modern white suite comprising panelled bath with mixer taps and independent shower over, low flush wc, wash hand basin with cupboard under, ladder radiator, tiled walls, inset spotlights, double glazed window



OUTSIDE

REAR GARDEN

60ft approx.
Well maintained garden with patio area plus raised decked patio area, lawn and borders, gated side access.
Brick built workshop/storage with light and power



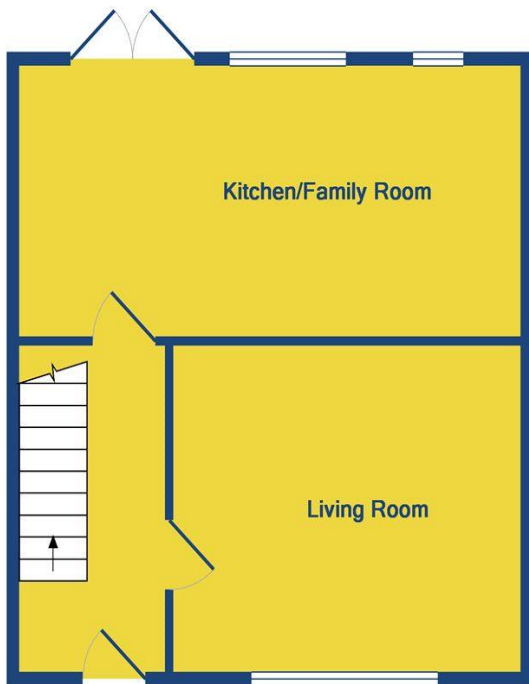
COUNCIL TAX

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

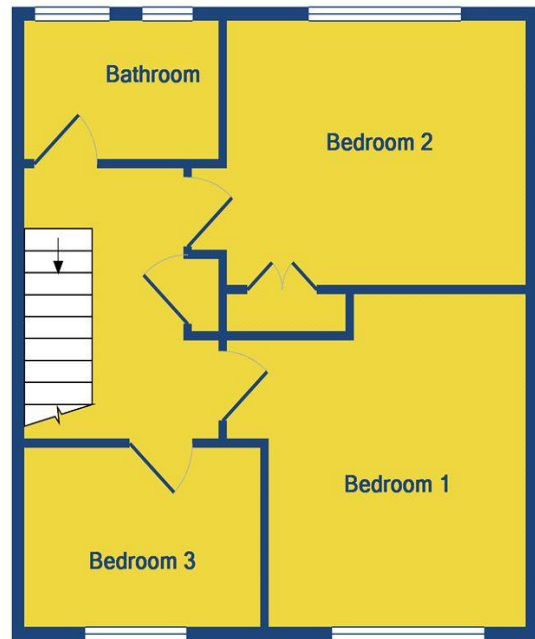




FLOORPLAN



Ground Floor
Approx. Floor
Area 444 Sq.Ft.
(41.2 Sq.M.)



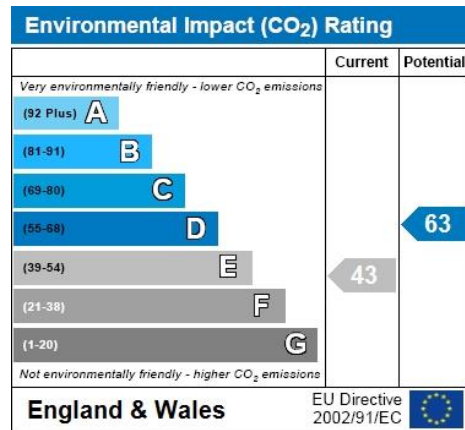
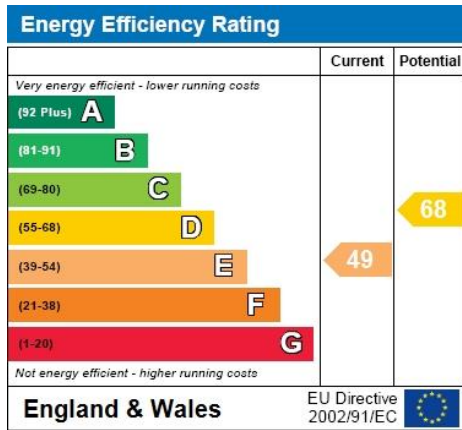
1st Floor
Approx. Floor
Area 444 Sq.Ft.
(41.2 Sq.M.)

Total Approx. Floor Area 887 Sq.Ft. (82.4 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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Further details of all our properties can be obtained by visiting our web site at : www.churchillsbushey.co.uk