



44 Pine Grove, Bushey, WD23 2DY

**A 3 BEDROOM SEMI DETACHED FAMILY HOME
ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM
22' LIVING ROOM, CONSERVATORY
KITCHEN
3 BEDROOMS & BATHROOM ON FIRST FLOOR
DOUBLE GLAZING
94ft REAR GARDEN
DETACHED GARAGE & OFF STREET PARKING
SCOPE FOR FURTHER EXTENSION (STPP)
CUL DE SAC LOCATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £500,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

www.churchillsbushey.co.uk

ENTRANCE PORCH

Double glazing front door,
double doors to



ENTRANCE HALL

Staircase to the first floor

CLOAKROOM

Low flush wc, wash hand basin,
tiled walls, double glazed
window

LIVING ROOM

22'5" (6.83m) x 11'0" (3.35m)
Fire place feature with fitted gas
fire, double glazed window to the
front, door to the kitchen, double
glazed sliding patio doors to



CONSERVATORY

11'4" (3.45m) x 10'5" (3.18m)
Double glazed sliding patio
doors leading out to the garden

KITCHEN

8'0" (2.44m) Plus Recess x 9'9"
(2.97m)
Base units and matching wall
cupboards, working surfaces
with inset sink unit, cooker point,
plumbing for washing machine,
larder cupboard, double glazed
window to the side, door to rear
lobby



REAR LOBBY

Door to the garden and door to
workroom/ storage



FIRST FLOOR LANDING

Double glazed window, access to the loft space

BEDROOM 1

14'0" (4.27m) Max x 11'0" (3.35m)
Double glazed window to the front, wardrobe cupboard



BEDROOM 2

14'0" (4.27m) Max x 7'8" (2.34m)
Built-in wardrobe cupboard, double glazed window overlooking the garden



BEDROOM 3

11'3" (3.43m) Max x 8'2" (2.49m)
Double glazed window to the front

BATHROOM

7'7" (2.31m) x 5'0" (1.52m)
Panelled bath with mixer taps and shower attachment, low flush wc, wash hand basin, tiled walls, airing cupboard with gas fired central heating boiler, double glazed window to the rear



OUTSIDE

WORKROOM/STORAGE

8'7" (2.62m) x 7'4" (2.24m)
Window to the rear



REAR GARDEN

94'0" (28.65m) x 35'0" (10.67m)
Well maintained with lawn,
borders and shrubs, outside tap,
double gates to the front

DETACHED GARAGE

17'4" (5.28m) x 8'3" (2.51m)
Up and over door to the front,
single door to the garden



OFF STREET PARKING

To the front of the garage

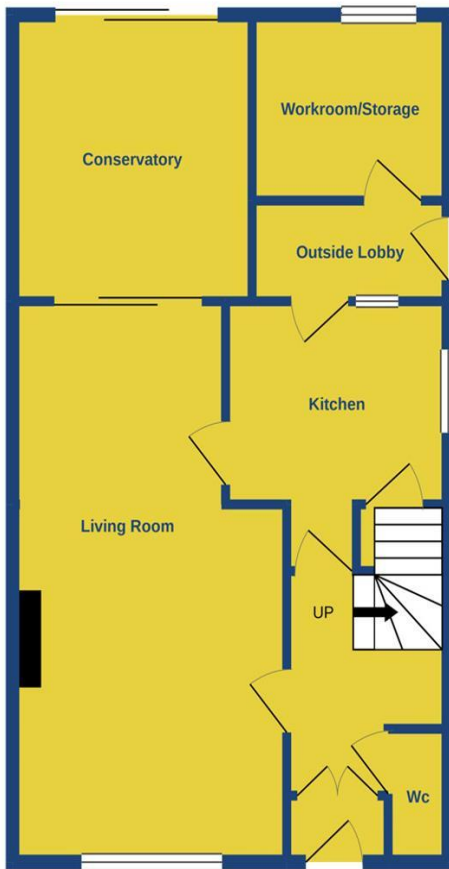
COUNCIL TAX

Hertsmere Borough Council Tax
Band D £ 1797.11 92020-2021)

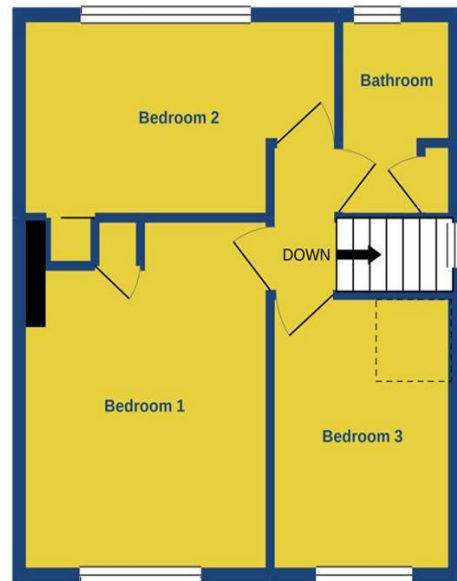


FLOORPLAN

Ground Floor

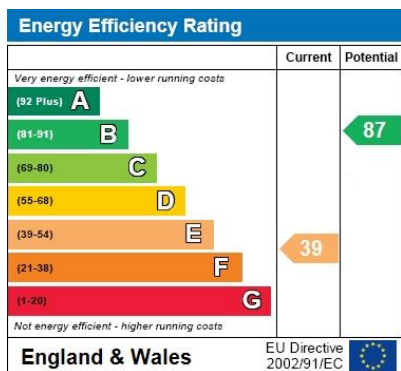


1st Floor



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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