



23 Nightingale Road, Bushey, WD23 3NJ

**AN EXTENDED 4 BEDROOM CHARACTER HOME
LOCATED IN THE SOUGHT AFTER AREA OF BUSHEY VILLAGE
ENTRANCE PORCH, ENTRANCE HALL
2 RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM
DOWNSTAIRS CLOAKROOM
4 BEDROOMS, MODERN FITTED BATHROOM & WC
GAS CENTRAL HEATING, DOUBLE GLAZING
REAR GARDEN
OFF STREET PARKING TO THE FRONT
GARAGE WITH WORKSHOP
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £825,000 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 PORCH

Currently being used as a utility area with stainless steel sink unit with drainer and cupboard under, plumbing for washing machine, space for tumble dryer, storage cupboard, double glazed leaded light window to the front and side, glazed doors to



ENTRANCE HALL

Staircase to first floor with cupboard under housing water softener, glazed leaded light window

RECEPTION 1

16'9" (5.11m) Into Bay x 12'9" (3.89m)
Double glazed leaded light window to front bay, picture rail, decorative ceiling rose



RECEPTION 2

19'4" (5.89m) x 16'4" (4.98m) Max
Attractive fitted electric fire with wooden surround, picture rail, double glazed sliding patio doors to garden



KITCHEN/ BREAKFAST ROOM

16'7" (5.05m) x 6'9" (2.06m) Max
Range of wall and base units, granite working surfaces with under mount sink, built in eye level electric oven, built in microwave, inset Neff ceramic hob with extractor hood over, integrated fridge/freezer, cupboard housing wall mounted central heating gas boiler, space for breakfast table, sliding door to lobby with double glazed door to garden



CLOAKROOM

Low flush wc

FIRST FLOOR LANDING

Double glazed leaded light window to the side, access to the loft, airing cupboard with lagged tank

BEDROOM 1

13'0" (3.96m) x 10'9" (3.28m)
Vanity unit with fitted wash hand basin, storage cupboard, double glazed window to the rear, access to loft



BEDROOM 2

16'5" (5m) x 9'0" (2.74m)
Fitted wardrobe cupboards, large wardrobe cupboard, double glazed leaded light window to the front bay



BEDROOM 3

17'5" (5.31m) x 9'4" (2.84m) Max
Fitted wardrobe cupboards, wash hand basin, double glazed window to the rear



BEDROOM 4

12'5" (3.78m) x 6'7" (2.01m)
Storage cupboards, double glazed leaded light window to the front

BATHROOM

Modern fully tiled bathroom. Panelled bath with independent shower over and glass shower screen, fitted wash hand basin, low flush wc, bidet, chrome ladder radiator, inset spotlights, extractor fan, fitted wall mirror with lighting, wall mounted vanity unit



SEPARATE WC

Fully tiled with wash hand basin, low flush wc, chrome ladder radiator, wall mounted vanity unit, extractor fan, inset spotlights

OUTSIDE

REAR GARDEN

Patio area, lawn, shrubs and borders, gated side access, outside lighting

WORKSHOP

10'0" (3.05m) x 7'2" (2.18m)
Light and power, window door leading to



GARAGE

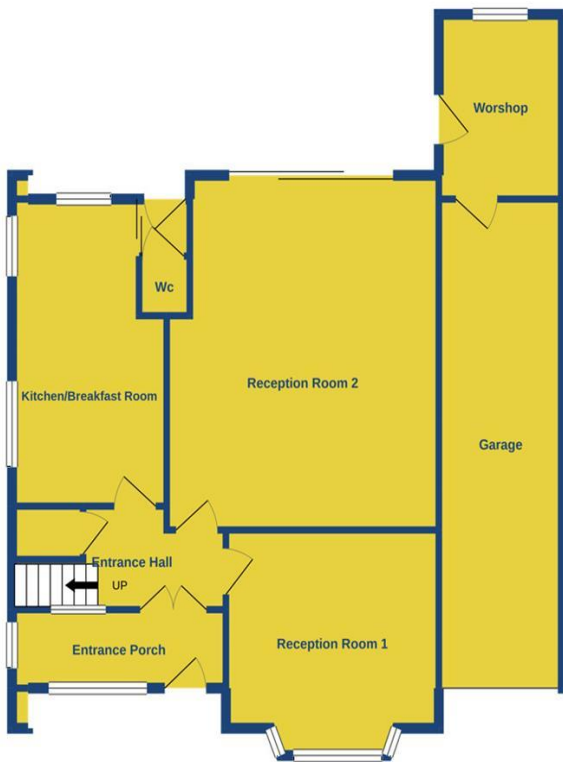
26'8" (8.13m) x 7'6" (2.29m)
Approached via own driveway with up and over door to the front, light and power, door at rear leading to workshop

COUNCIL TAX

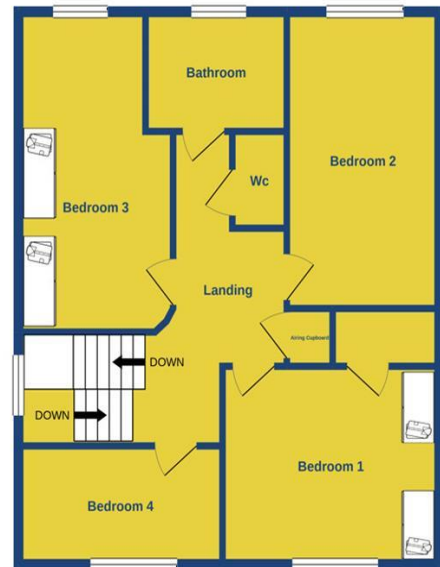
Hertsmere Borough Council
Tax Band G
£2879.79 2019/2020

FLOORPLAN

Ground Floor

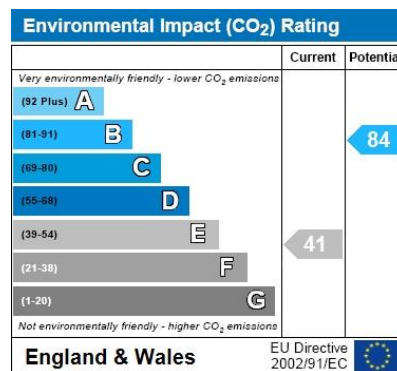
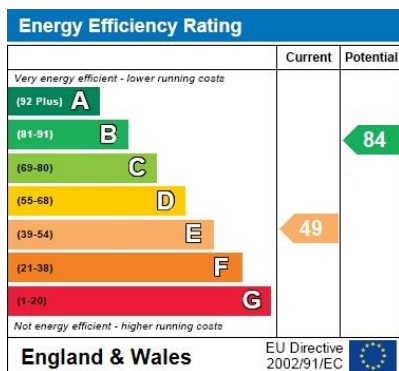


1st Floor



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.
Made with Metropix ©2020

**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.

Further details of all our properties can be obtained by visiting our web site at : www.churchillsbushey.co.uk