



## 39 Greatham Road, Bushey, WD23 2HT

**A 2 BEDROOM TERRACED HOUSE  
2 RECEPTION ROOMS & KITCHEN ON GROUND FLOOR  
BEDROOM 1 WITH ACCESS TO BATHROOM  
BEDROOM 2 WITH WC  
ON FIRST FLOOR  
GAS CENTRAL HEATING, DOUBLE GLAZING  
REAR GARDEN  
RESIDENTS PERMIT PARKING  
CONVENIENT LOCATION CLOSE TO WATFORD TOWN CENTRE  
OFFERED FOR SALE WITH NO UPPER CHAIN**

**Price £367,500 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

**020-8950-0033**

[www.churchillsbushey.co.uk](http://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*

## FRONT DOOR TO

### RECEPTION ROOM 1

11'4" (3.45m) x 11'3" (3.43m)  
Fire place feature, radiator with cover, meter cupboard to the front, wood laminate floor, access to



### RECEPTION ROOM 2

13'6" (4.11m) x 11'4" (3.45m)  
Staircase to the first floor, fire place feature, wood laminate flooring, double glazed window to the rear, access to



### KITCHEN

11'2" (3.4m) x 7'0" (2.13m)  
Modern range of base units and wall cupboards, working surface with inset sink unit, electric oven with gas hob over, space for fridge/freezer, plumbing for washing machine, double glazed window overlooking the garden and door to outside



## FIRST FLOOR

### BEDROOM 1

11'3" (3.43m) x 10'9" (3.28m)  
Fire place feature, double glazed window to the rear, door to



### BATHROOM

11'3" (3.43m) x 7'0" (2.13m)  
Panelled bath with independent shower over, wash hand basin, low flush wc, tiled walls and floor, double glazed window to the rear

### BEDROOM 2

11'6" (3.51m) x 11'4" (3.45m)  
Fitted wardrobe cupboards and matching double doors to cloakroom, double glazed window to the front

**SEPARATE WC**

Low flush wc, wash hand basin with cupboard under, access to loft space



**OUTSIDE**

**REAR GARDEN**

Paved patio area, raised flower beds, outside tap and lighting, gated rear pedestrian access



**PERMIT PARKING**

Residents permit parking

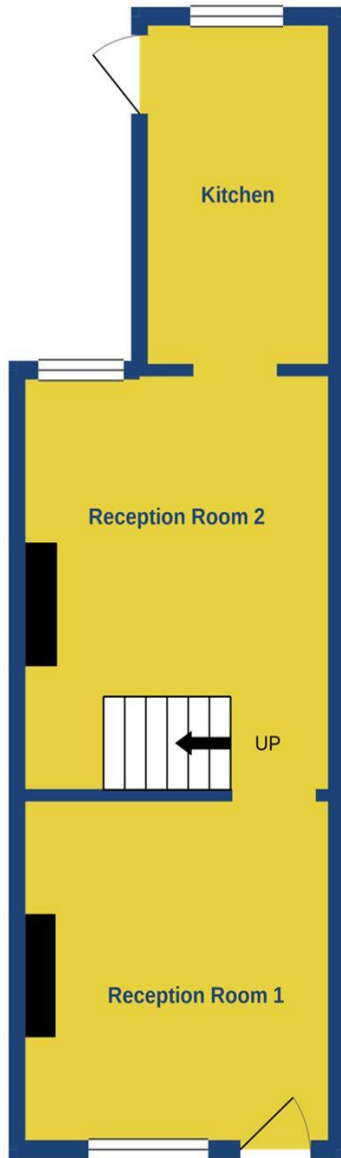
**COUNCIL TAX**

Hertsmere Borough Council Tax  
Band C £1597.44 (2020-2021)

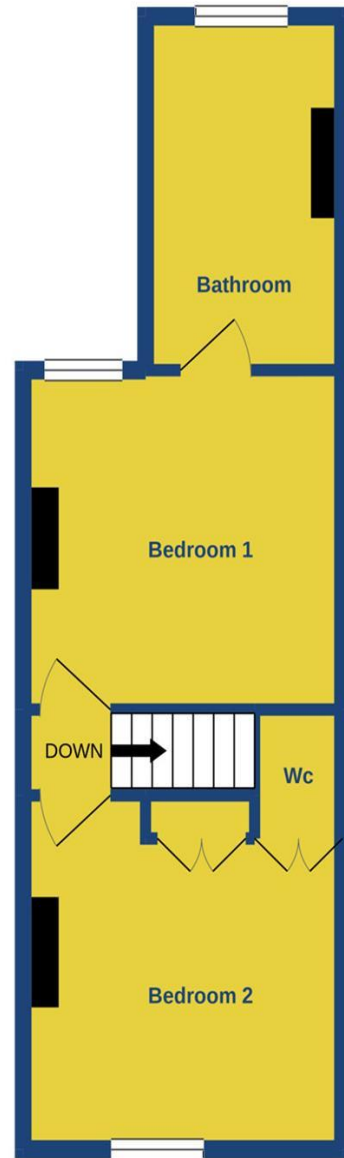


# FLOORPLAN

Ground Floor

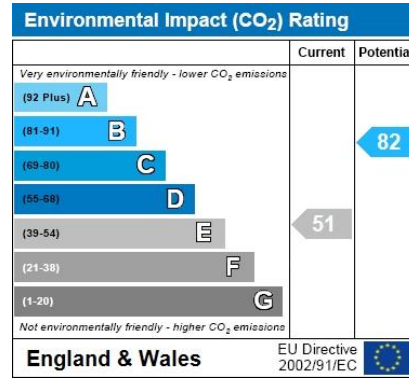
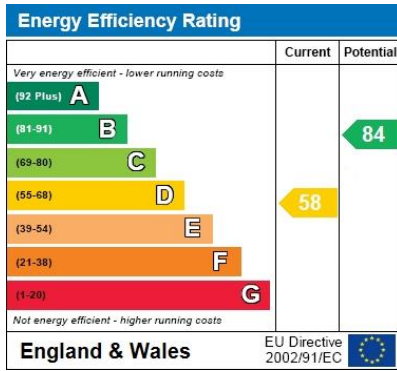


1st Floor



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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