



9 Albany Close, Bushey, WD23 4SG

**A MODERN SPACIOUS 4/5 BEDROOM 2 BATHROOM DETACHED FAMILY HOME
WELL MAINTAINED THROUGHOUT
ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM
3 RECEPTION ROOMS
NEWLY FITTED KITCHEN/ BREAKFAST ROOM, UTILITY ROOM
BEDROOM 1 WITH NEWLY FITTED EN SUITE SHOWER ROOM
3 FURTHER BEDROOMS, FAMILY BATHROOM
GAS CENTRAL HEATING, DOUBLE GLAZING
SECLUDED REAR GARDEN
OFF STREET PARKING TO THE FRONT
SOUGHT AFTER RESIDENTIAL LOCATION**

Price £850,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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ENTRANCE PORCH

Double glazed lead light window to front, door to

ENTRANCE HALL

Staircase to the first floor, double glazed window, wood flooring

CLOAKROOM

Low flush wc, wash hand basin, fitted wall mirror tiled floor

LIVING ROOM

18'7" (5.66m) x 11'5" (3.48m)
Fire place feature with fitted gas coal effect fire, double glazed leaded light window to the front, wood flooring, open to

DINING ROOM

14'8" (4.47m) x 11'5" (3.48m)
Built-in display shelving with lighting and cupboards, wood flooring, double glazed sliding patio doors leading out to the garden

FAMILY ROOM/ BEDROOM 5

13'10" (4.22m) x 7'7" (2.31m)
Laminate wood flooring, double glazed leaded light window to the front, concealed door to large cupboard housing gas fired central heating boiler and hot water cylinder

KITCHEN/ BREAKFAST ROOM

14'3" (4.34m) x 11'4" (3.45m)
Newly fitted. Selection of wall, base & drawer units, granite working surfaces with under mount sink, built in electric oven, built in ceramic hob with extractor hood over, built in dishwasher, space for fridge freezer, wood flooring, space for breakfast table, inset spot lights, double glazed windows to the rear



UTILITY ROOM

7'6" (2.29m) x 6'9" (2.06m)
Range of base units and matching wall cupboards, working surfaces inset sink unit, plumbing for washing machine and space for tumble dryer, inset spot lights, tiled floor, double glazed window to the side, door to the outside



FIRST FLOOR LANDING

Spacious landing with access to the loft space, airing cupboard, double glazed leaded light window to the side



BEDROOM 1

17'6" (5.33m) x 12'6" (3.81m)
Double glazed leaded light windows to the front, selection of fitted wardrobe units, inset spotlights, door to



EN SUITE SHOWER ROOM

Newly fitted. Fully tiled, large walk in shower with rain water shower head, inset storage and lighting, vanity unit incorporating wash hand basin and fitted wall mirror above, low flush wc, large vanity unit, chrome ladder radiators, inset spotlights, double glazed leaded light window to front



BEDROOM 2

16'0" (4.88m) x 11'3" (3.43m)
Fitted wardrobe cupboards, double glazed windows to the rear

BEDROOM 3

11'3" (3.43m) x 9'9" (2.97m)
Fitted wardrobe cupboards and dressing table, double glazed window to the rear

BEDROOM 4/ STUDY

10'10" (3.3m) x 7'5" (2.26m)
Fitted storage cupboards and drawers, double glazed leaded light windows to the side



FAMILY BATHROOM

Panelled bath with hand held shower attachment, separate shower cubicle, wash hand basin with cupboard under, low flush wc, wall mounted vanity cupboard, chrome ladder radiator, double glazed leaded light windows to the side, laminate floor



OUTSIDE

REAR GARDEN

Large paved patio area, steps up to lawn, borders and shrubs and further seating area, gated side access, storage area, garden shed to the side, external hot water tap/shower for dogs



OFF STREET PARKING

To the front of the property

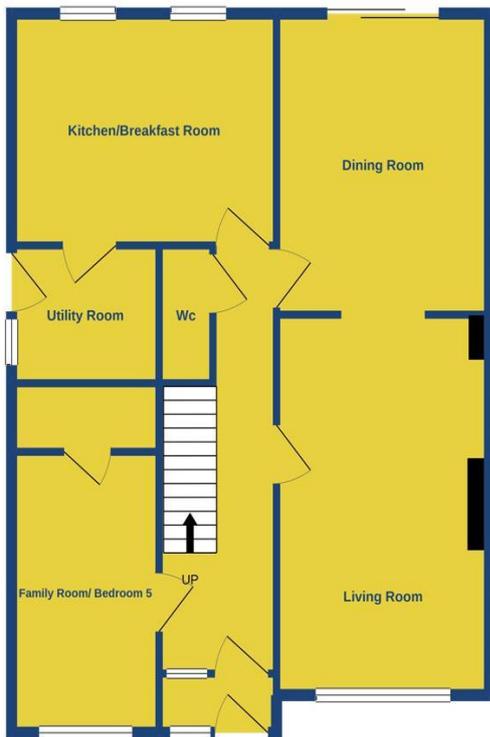
COUNCIL TAX

Hertsmere Borough Council Tax Band G £2995.18 (2020- 2021)

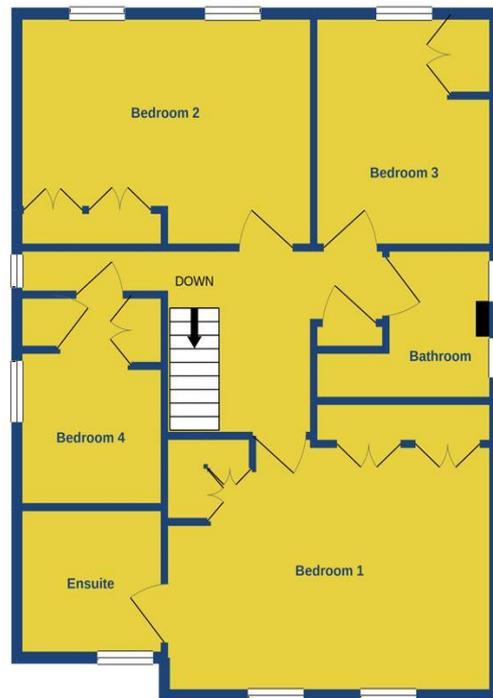


FLOORPLAN

Ground Floor
873 sq.ft. (81.1 sq.m.) approx.



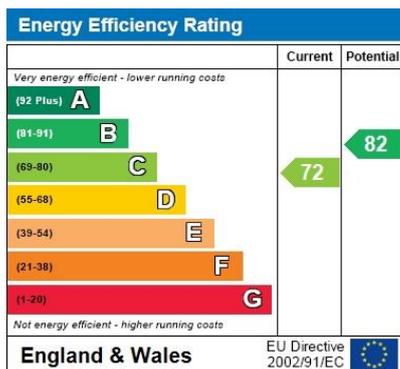
1st Floor
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.8 sq.m.) approx.

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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