



1a Napier Drive, Bushey, WD23 2JH

**A MODERN 3 BEDROOM DETACHED HOUSE
ENTRANCE HALL, CLOAKROOM
15' LIVING/ DINING ROOM
MODERN FITTED KITCHEN
MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
2 FURTHER BEDROOMS & FAMILY BATHROOM
GAS CENTRAL HEATING & DOUBLE GLAZING
REAR GARDEN
INTEGRAL GARAGE & OFF STREET PARKING TO THE FRONT
CONVENIENT RESIDENTIAL LOCATION**

Price £600,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

www.churchillsbushey.co.uk

ENTRANCE HALL

Staircase to the first floor with large storage cupboard under

CLOAKROOM

Low flush wc, wash hand basin, double glazed window to the front

LIVING/ DINING ROOM

15'3" (4.65m) x 14'7" (4.45m)
Double glazed bi fold doors leading out to the garden, tiled floor, access to the kitchen

KITCHEN

12'2" (3.71m) x 6'7" (2.01m)
Modern range of base units and matching wall cupboards, working surfaces with inset sink unit, double electric oven with gas hob and stainless steel extractor chimney over, integrated fridge/freezer, inset spotlights, tiled floor and part tiled walls, double glazed window to the side

FIRST FLOOR LANDING

Double glazed window to the front

BEDROOM 1

12'8" (3.86m) x 10'10" (3.3m)
Double glazed windows, inset spotlights, door to

EN-SUITE SHOWER ROOM

Modern white suite comprising shower cubicle, wash hand basin with cupboard under and fitted mirror above, low flush wc, tiled walls and floor, inset spotlights, double glazed window

BEDROOM 2

9'10" (3m) x 9'9" (2.97m)
Double glazed window



BEDROOM 3

9'10" (3m) x 8'7" (2.62m)
Double glazed window



FAMILY BATHROOM

Modern white suite comprising
panelled bath with central
controls, low flush wc, wash
hand basin, tiled walls and floor,
inset spotlights, double glazed
window



OUTSIDE

REAR GARDEN

Paved patio area, lawn and
borders, garden shed, gated
side access

INTEGRAL GARAGE

15'10" (4.83m) x 9'9" (2.97m)
Up and over to the front,
approached by paved front
drive

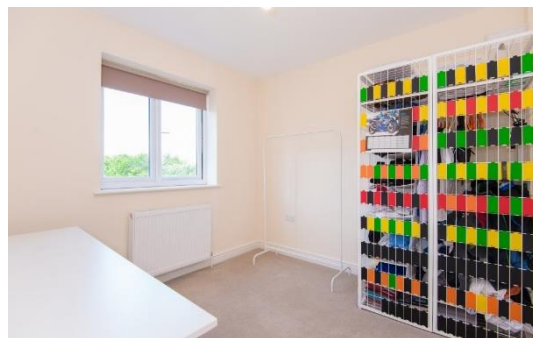


COUNCIL TAX

Hertsmere Borough Council

Tax Band E

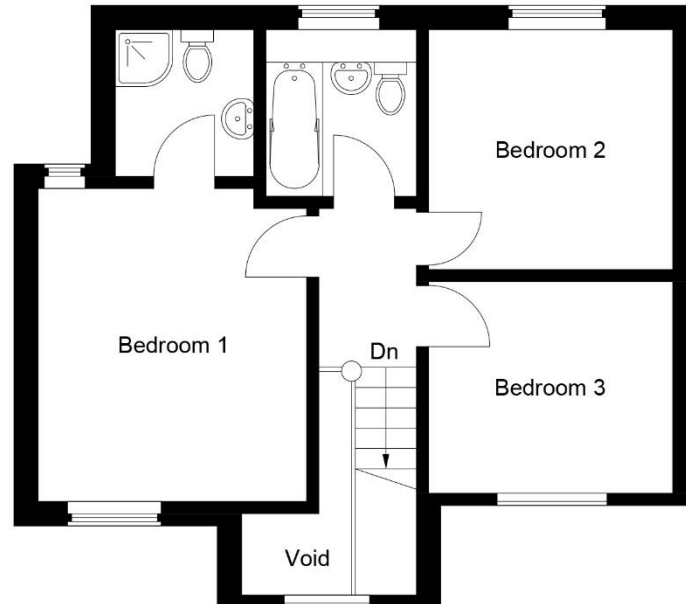
£2379.93 2022/2023



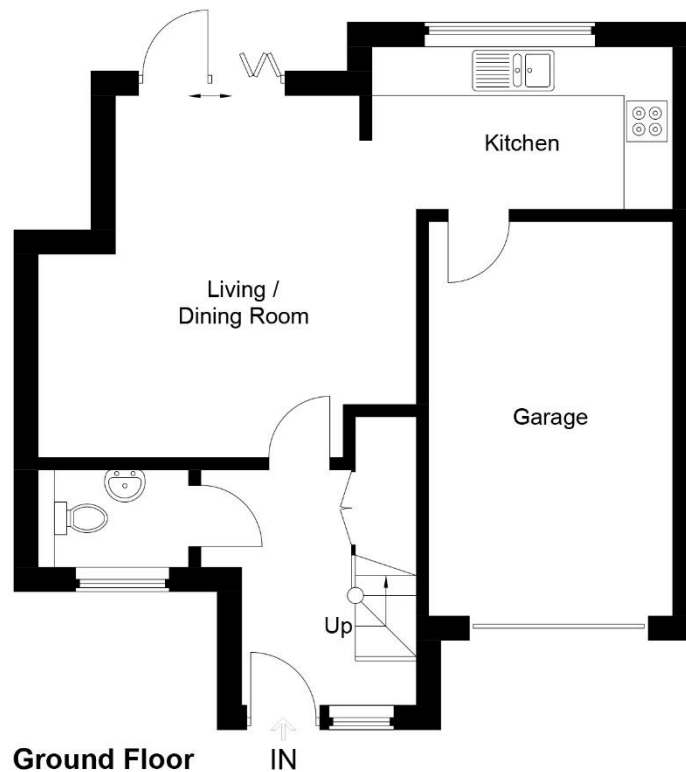


FLOORPLAN

Approximate Gross Internal Area
Ground Floor = 51.5 sq m / 554 sq ft
(Including Garage)
First Floor = 45.5 sq m / 490 sq ft
Total = 97 sq m / 1,044 sq ft



First Floor

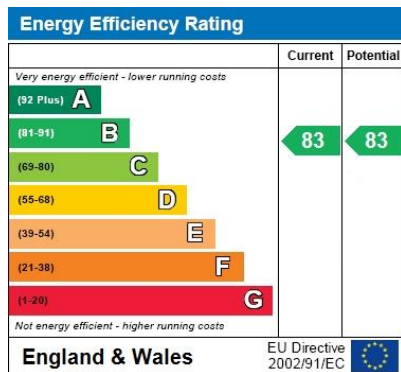


Ground Floor IN

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Churchills Estate Agents

**ENERGY PERFORMANCE
GRAPH**



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