



## 55 Melbourne Road, Bushey, WD23 3LT

**A 3 BEDROOM END OF TERRACE HOUSE  
ENTRANCE HALL  
LIVING ROOM, DINING ROOM, KITCHEN  
3 BEDROOMS, BATHROOM  
GAS CENTRAL HEATING, DOUBLE GLAZING  
REAR GARDEN  
OFF STREET PARKING TO THE FRONT OF THE PROPERTY  
CONVENIENT LOCATION WITH EASY REACH OF BUSHEY VILLAGE**

**Price £545,000 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*

## ENTRANCE HALL

Double glazed window, staircase to first floor with cupboard under, wood flooring

## LIVING ROOM

13'8" (4.17m) Into Bay x 11'11" (3.63m) Max  
Double glazed windows to the front bay, wood flooring



## DINING ROOM

11'9" (3.58m) x 10'5" (3.18m)  
Double glazed doors leading out to the garden, picture rail, wood flooring



## KITCHEN

8'5" (2.57m) x 6'5" (1.96m)  
Range of wall and base units, working surfaces, part tiled walls, inset sink unit with drainer & mixer taps, double electric oven with ceramic hob and extractor hood over, plumbing for washing machine, integrated dishwasher, space for fridge/ freezer, wood flooring, double glazed windows to the rear, double glazed door leading to the garden



## FIRST FLOOR LANDING

Double glazed window, access to loft

## BEDROOM 1

11'5" (3.48m) x 10'7" (3.23m)  
Double glazed window to the front



## BEDROOM 2

11'2" (3.4m) x 10'7" (3.23m)  
Double glazed window to the rear

## BEDROOM 3

8'0" (2.44m) x 6'11" (2.11m)  
Double glazed window to the front

## BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, low flush wc, wash hand basin, inset spotlights, tiled walls, double glazed window to the rear



## OUTSIDE

## REAR GARDEN

Approximately 55 ft  
Paved patio area, lawn, borders and shrubs, garden shed, brick built stores one housing gas fired central heating boiler, gated side access



## OFF STREET PARKING

To the front of the property

## COUNCIL TAX

Hertsmere Borough Council

Tax Band D

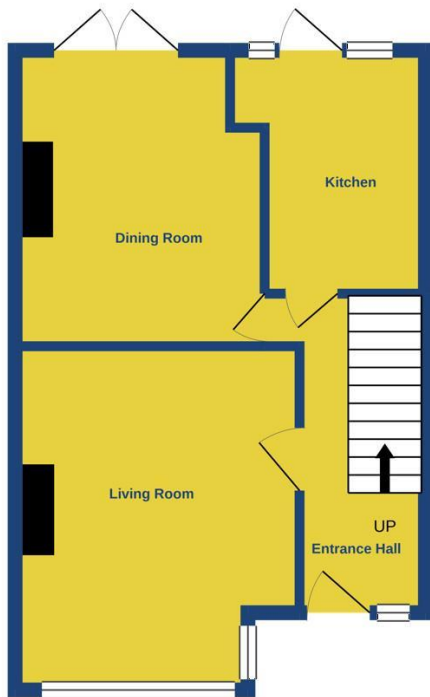
£1873.54 2021/2022



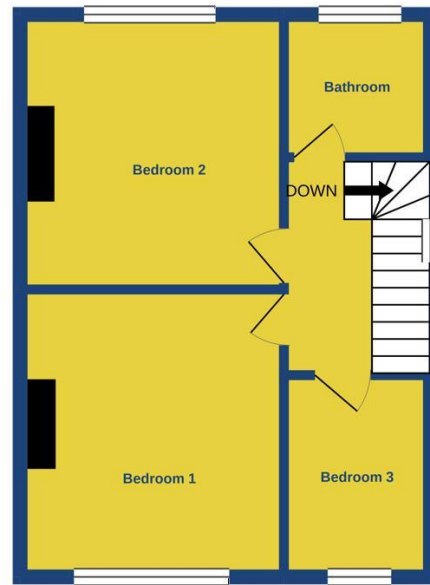


# FLOORPLAN

Ground Floor  
384 sq.ft. (35.6 sq.m.) approx.



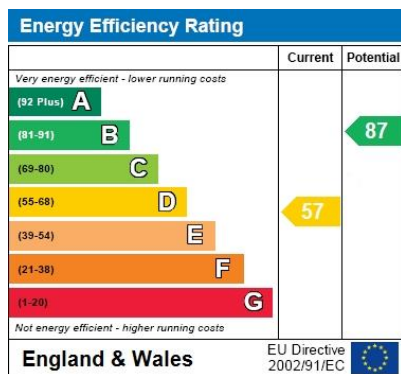
1st Floor  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.8 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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