



56 Cotswold Avenue, Bushey, WD23 4QH

Price £345,000 Leasehold

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 ChurchillsBushey



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56 Cotswold Avenue, Bushey, Hertfordshire, WD23 4QH

- Spacious 2 Double Bedroom First Floor Maisonette
- 15ft Living Room
- Kitchen/ Breakfast Room
- Bedrooms With Wardrobe Cupboards
- Gas Central Heating/ Double Glazing
- Own Private Rear Garden
- Convenient Residential Location
- Energy Rating: D

This spacious 2 bedroom first floor maisonette offers comfortable and well designed living in a convenient residential area. Accessed via a private entrance lobby and with a staircase leading to the first floor landing, the home features a bright and generous size living room, a separate kitchen/ breakfast room, two double bedrooms both with wardrobe cupboards, bathroom, gas central heating, and double glazing. To the rear, a private garden provides outdoor space to relax or entertain. Ideally located close to local shops and schools, this property combines convenience with a welcoming, homely atmosphere.





ENTRANCE LOBBY

Double glazed window, laminate wood flooring, staircase to the first floor

FIRST FLOOR LANDING

Laminate wood flooring, inset spot lights, meter cupboard, access to a part boarded loft via pull down ladder (housing boiler)

LIVING ROOM 15'0" (4.57m) x 13'6" (4.11m)

Double glazed windows to the front aspect, laminate wood flooring

KITCHEN/ BREAKFAST ROOM 11'9" (3.58m) x 10'11" (3.33m)

Range of wall and base units, working surfaces, breakfast bar, stainless steel sink unit with drainer, cooker point, recess for fridge freezer, plumbing for washing machine, larder cupboard, vinyl flooring, double glazed window to the rear aspect

BEDROOM 1 13'6" (4.11m) x 12'0" (3.66m)

Double glazed window to the front aspect, wardrobe cupboard, ceiling fan

BEDROOM 2 11'8" (3.56m) x 9'3" (2.82m)

Double glazed window to the rear aspect, wardrobe cupboard, ceiling fan

BATHROOM

Panelled bath with electric shower over, wash hand basin, low flush wc, chrome ladder radiator, mirrored wall cabinet, part tiled walls, laminate flooring, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

The private rear garden is accessed via a gate and features a lawn area with borders.

STORAGE

Two brick built sheds

LEASE DETAILS

The vendor informs us that there is a 125 year lease dated from 27/07/1997 with 97 years remaining

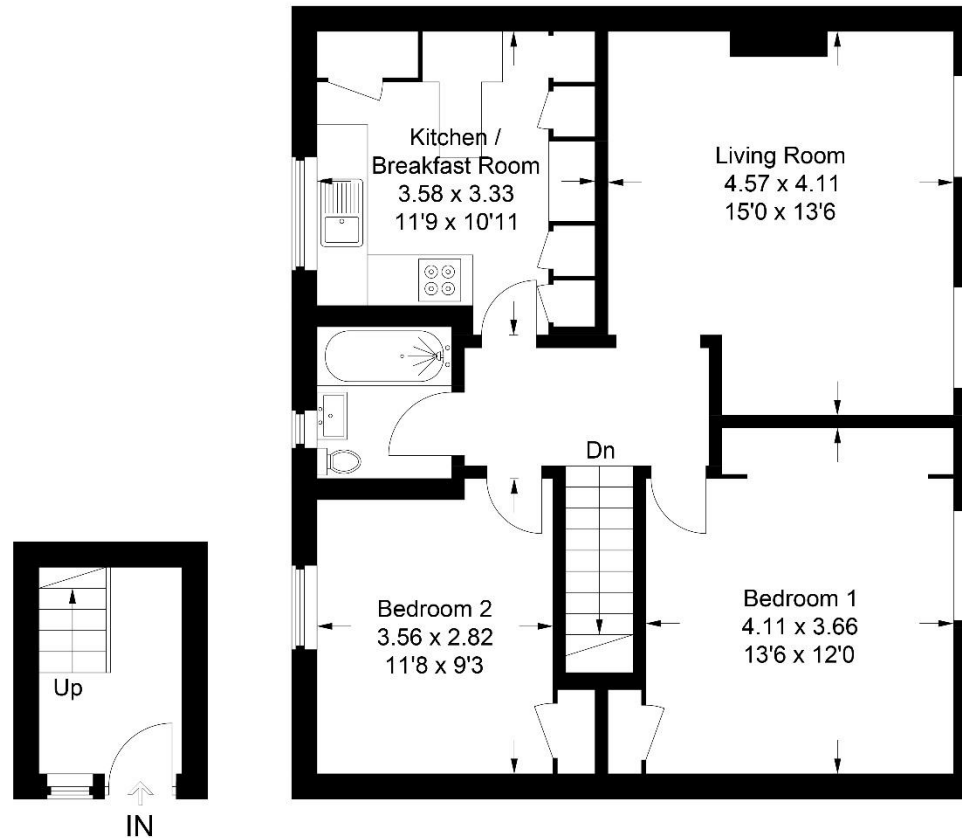
Service Charge: £686.40 per annum

Ground Rent: £10.00 per annum

COUNCIL TAX

Hertsmere Borough Council, Tax Band C, £1997.82 2025/2026

Approximate Gross Internal Area
Ground Floor = 4.3 sq m / 46 sq ft
First Floor = 66.4 sq m / 715 sq ft
Total = 70.7 sq m / 761 sq ft

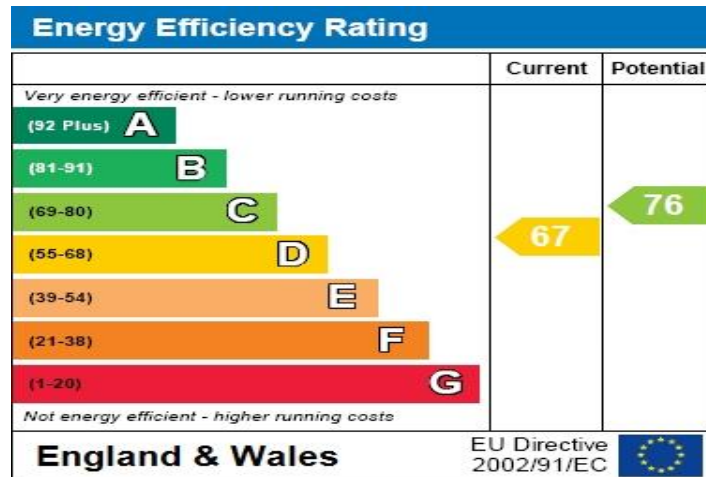


Ground Floor

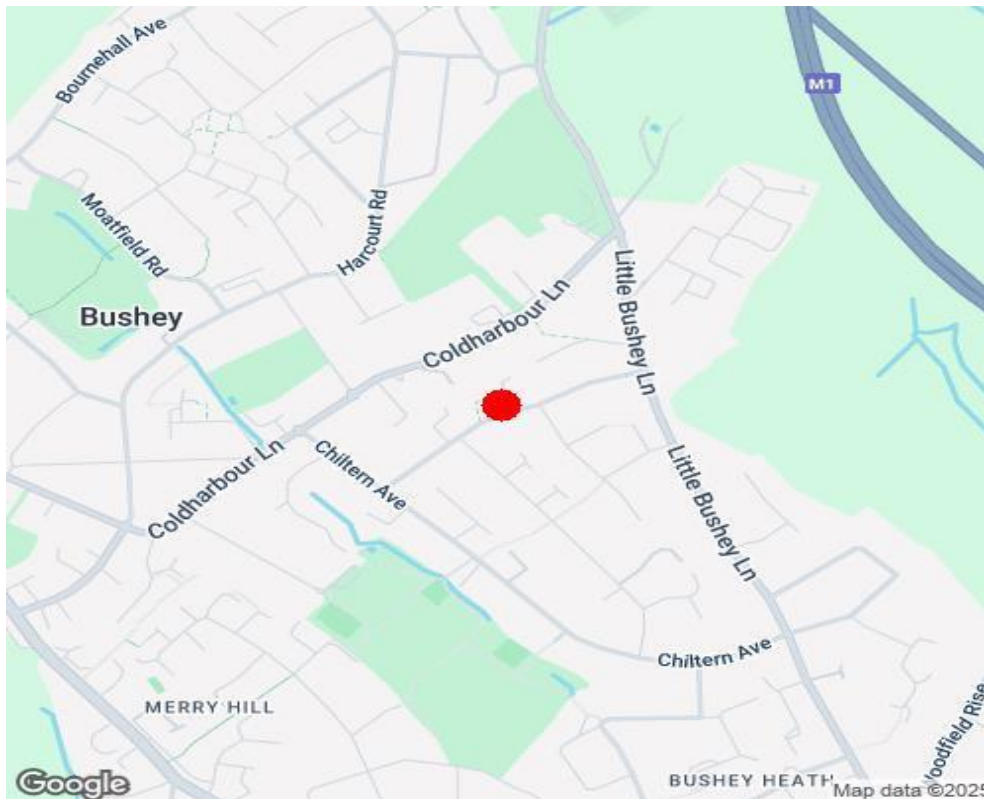
First Floor

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.

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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.