



25 Sparrows Herne, Bushey, WD23 1AD

Price £420,000 Freehold

2  1 

 ChurchillsBushey



Price £420,000

25 Sparrows Herne, Bushey, Hertfordshire, WD23 1AD

- 2 Double Bedroom Terraced Cottage
- Well Presented
- Driveway to the Front for 2 Cars
- Kitchen/Breakfast Room
- Ground Floor Bathroom
- Gas Central Heating & Double Glazed
- Convenient Location
- Energy Rating: C

A 2 DOUBLE BEDROOM TERRACED COTTAGE,
WELL PRESENTED THROUGHOUT,
ENTRANCE PORCH, LIVING ROOM,
22FT KITCHEN/BREAKFAST ROOM,
GROUND FLOOR BATHROOM,
TWO DOUBLE BEDROOMS,
REAR GARDEN,
GAS CENTRAL HEATING, DOUBLE GLAZING,
OFF STREET PARKING TO THE FRONT FOR 2 CARS,
CONVENIENTLY SITUATED CLOSE TO LOCAL SCHOOLS, SHOPS &
BUS ROUTES,
INTERNAL VIEWING STRONGLY RECOMMENDED







ENTRANCE PORCH

Double glazed window to the front, tiled flooring

LIVING ROOM 10'9" (3.28m) x 10'1" (3.07m)

Double glazed window to the front, wood effect flooring, feature fireplace, wall lights, staircase to the first floor, storage cupboard

KITCHEN / BREAKFAST ROOM 22'0" (6.71m) Max x 10'1" (3.07m) Max

Range of wall and base units with wooden working surfaces, stainless steel sink unit with drainer, inset gas hob, with extractor chimney hood over, built in electric oven, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, ample space for dining table, tiled flooring, wall lights, double glazed window and door leading to the rear garden, door to

GROUND FLOOR BATHROOM

Panelled bath with hand held shower attachment, low flush WC, wash hand basin, part tiled walls

FIRST FLOOR LANDING

BEDROOM 1 11'9" (3.58m) x 10'1" (3.07m)

Double glazed window to the front

BEDROOM 2 9'9" (2.97m) x 10'1" (3.07m)

Double glazed window to the rear, access to the loft

OUTSIDE

REAR GARDEN

Paved patio area, artificial lawn, timber shed, gated rear access

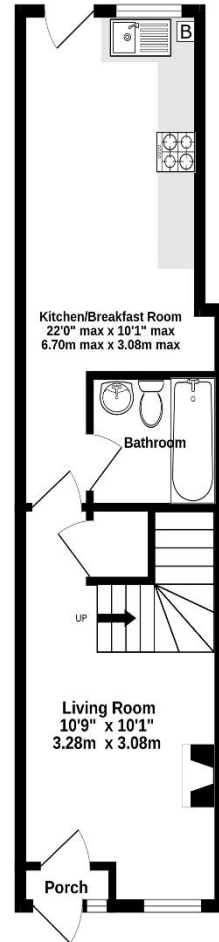
OFF STREET PARKING

Block paved driveway with parking for 2 cars

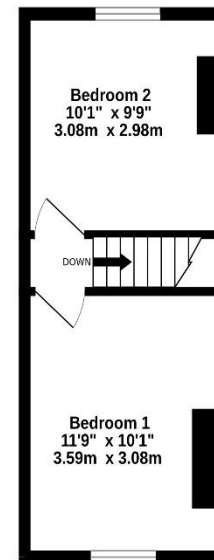
COUNCIL TAX

Hertsmere Borough Council, Tax Band D, £2143.23 2024/2025

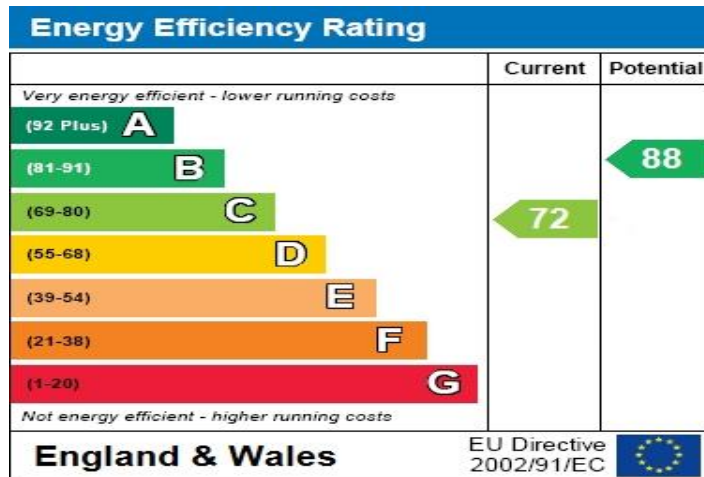
Ground Floor



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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Important Notice:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

