



8 Linnet Close, Bushey, WD23 1AX

Price £395,000 Share of Freehold

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 ChurchillsBushey





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8 Linnet Close, Bushey, Hertfordshire, WD23 1AX

- A Bright & Spacious 2 Double Bedroom Split Level Maisonette
- Parquet Flooring In Living Room & Dining Area
- Open Plan Fitted Kitchen/ Dining Area
- Gas Central Heating/ Double Glazing
- Communal Gardens
- Garage In Block Close By
- Sought After Residential Location
- Energy Rating: C

This bright and spacious 2 bedroom split level maisonette provides a well maintained and inviting living environment in a sought after residential area.

On the ground floor, the property opens to an entrance lobby, while the first floor features an entrance hall that leads to a generously sized living room with elegant parquet flooring, seamlessly flowing into the adjoining dining room. The dining room connects to a fitted kitchen, creating an open and sociable space. The second floor boasts two double bedrooms and a bathroom, offering ample space and comfort. Additional highlights include gas central heating, double glazing, access to communal gardens, and a garage conveniently situated in a nearby block. With a long lease and a share of the freehold, this maisonette presents an outstanding opportunity for a stylish and convenient lifestyle close to all local amenities.













ENTRANCE LOBBY

Wood flooring, storage cupboards, meter cupboard, staircase to the first floor

FIRST FLOOR LANDING

Entry phone system, storage cupboard, parquet flooring, open plan to living accomodation

LIVING ROOM 13'8" (4.17m) x 12'11" (3.94m)

Double glazed windows to the front aspect, fireplace, shelving to alcoves, parquet flooring, open to

KITCHEN/DINING ROOM 16'11" (5.16m) x 11'10" (3.61m)

Range of wall, base and display units, working surfaces including breakfast bar, 1.5 stainless steel sink unit, fitted Zanussi electric oven, Whirlpool gas hob with chimney hood over, space for fridge freezer, plumbing for washing machine, double glazed window to the rear aspect. Open plan to dining area with double glazed windows to the rear aspect with fitted blinds, parquet flooring, open plan to living room

SECOND FLOOR LANDING

Staircase to 2nd floor, wood flooring, storage cupboards, access to loft, entry phone system

BEDROOM 1 13'7" (4.14m) x 12'11" (3.94m)

Double glazed windows to the front aspect, wardrobe cupboard, wood flooring

BEDROOM 2 12'2" (3.71m) x 10'7" (3.23m)

Double glazed window to the rear aspect, wood flooring

BATHROOM

Fully tiled. Panelled P- shaped bath with electric shower over, wash hand basin with pedestal, low flush wc, cupboard housing wall mounted gas fired central boiler, double glazed window to the rear aspect

OUTSIDE

COMMUNAL GARDENS

GARAGE 16'5" (5m) x 8'9" (2.67m)

Own garage in a block close by

LEASE DETAILS

The vendor inform us that they own a Share of the Freehold.

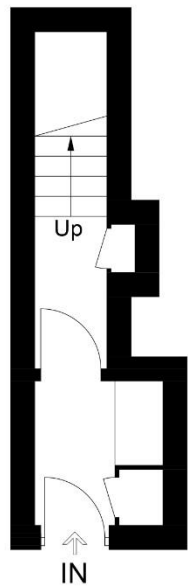
A new lease was issued dated from 01/01/2021 - 31/12/3019 and with 995 years remaining

Service Charge: £567.59 per annum

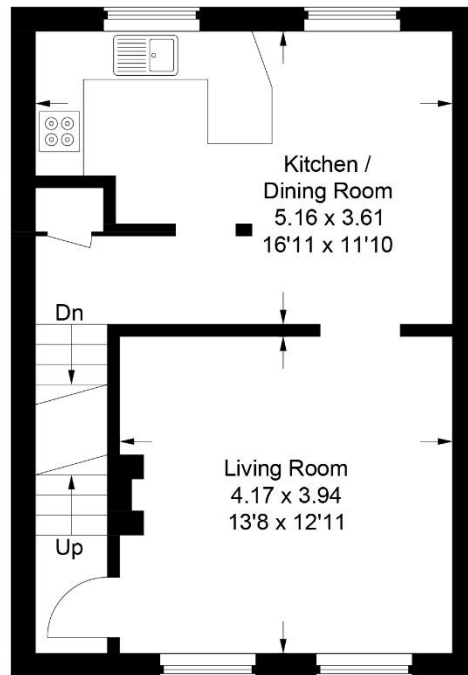
COUNCIL TAX

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

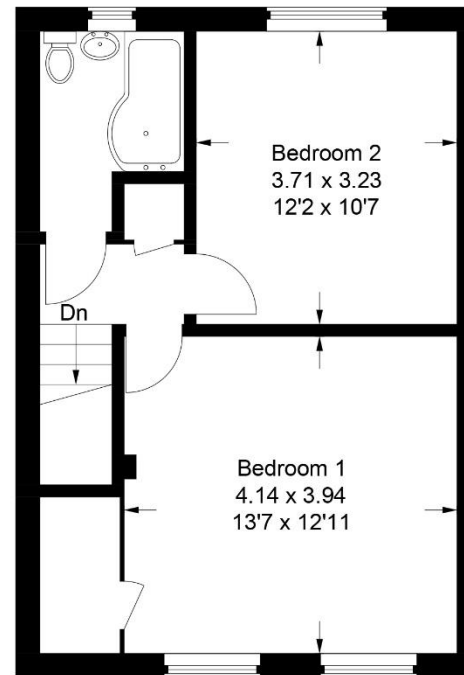
Approximate Gross Internal Area  
 Ground Floor = 7.1 sq m / 76 sq ft  
 First Floor = 40.3 sq m / 434 sq ft  
 Second Floor = 40.3 sq m / 434 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 100.9 sq m / 1,086 sq ft



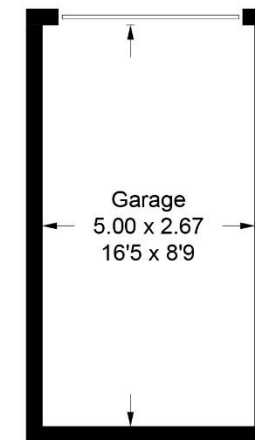
**Ground Floor**



**First Floor**

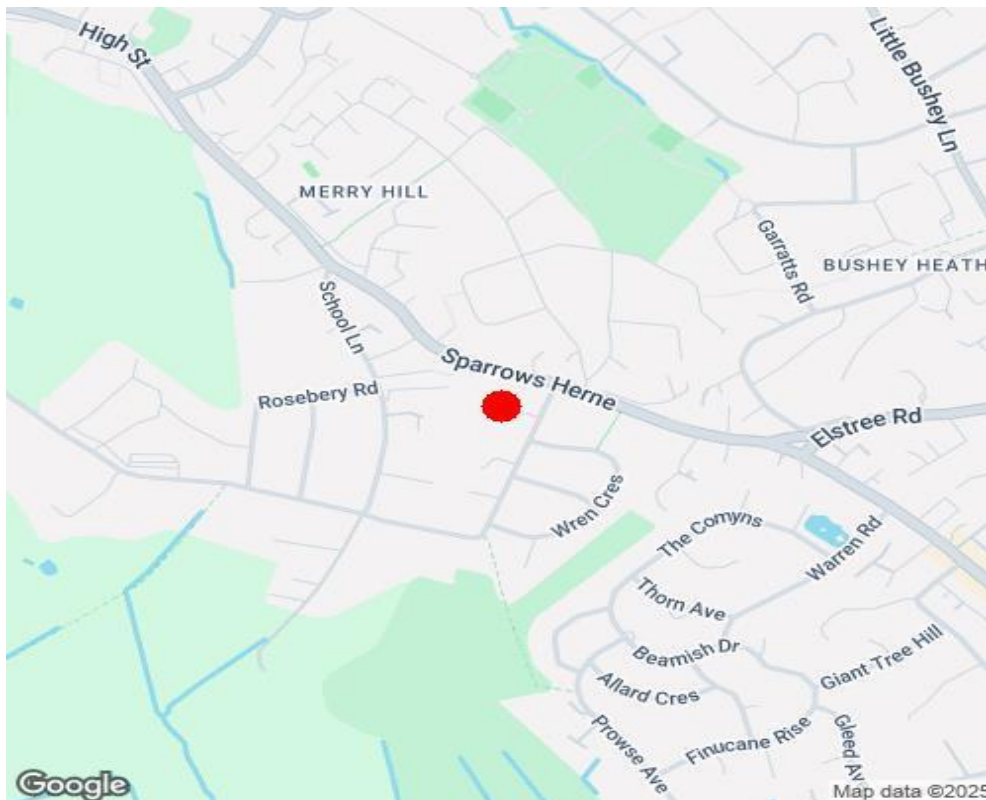
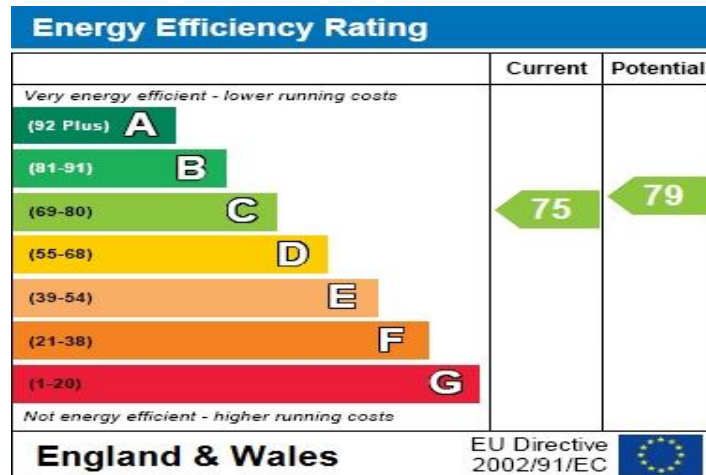


**Second Floor**



(Not Shown In Actual  
Location / Orientation)

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.