



30 Bendysh Road, Bushey, WD23 2HY

Price £445,000 Freehold

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 **Churchills**Bushey



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30 Bendysh Road, Bushey, Hertfordshire, WD23 2HY

- Well Presented 3 Bedroom Terrace House
- 15ft Kitchen/ Breakfast Room
- Bedrooms & Bathroom (All Off 1st Floor Landing)
- Gas Central Heating/ Double Glazing
- Approx 50 ft Rear Garden
- Residents Permit Parking
- Convenient Location
- Energy Rating: D

This well presented 3 bedroom terraced house combines style and practicality, offering a comfortable living space throughout. Upon entering, you are welcomed into a spacious living room with a bay window, leading to a spacious 15ft kitchen/ breakfast room at the rear. This bright and airy space features patio doors that open onto a well maintained rear garden, ideal for outdoor relaxation or entertaining. Upstairs, the first floor landing connects three generously sized bedrooms and a family bathroom.

Situated in a convenient location, the property benefits from residents' permit parking and is within easy reach of local shops, Watford Town Centre, and Watford High Street Station, making it a perfect choice for modern living.







ENTRANCE DOOR

LIVING ROOM 15'2" (4.62m) x 11'0" (3.35m)

Double glazed window to the front bay with fitted blinds, open fireplace with shelving to alcoves, wood flooring, staircase to the first floor with cupboards under

KITCHEN/ BREAKFAST ROOM 15'2" (4.62m) x 10'11" (3.33m)

Range of wall and base units, working surfaces, plinth drawers, 1.5 bowl stainless steel sink unit with drainer, electric oven, gas hob with stainless steel extractor chimney hood over, plumbing for dishwasher and washing machine, space for fridge freezer, wall mounted gas fired central heating boiler, bench seating area with storage and space for table, wood flooring, double glazed windows to the rear aspect, double glazed patio doors leading on to the garden

FIRST FLOOR LANDING

Access to the loft via pull down ladder

BEDROOM 1 11'0" (3.35m) x 9'11" (3.02m)

Double glazed window to the rear aspect with fitted blinds, fitted wardrobe cupboards with sliding doors

BEDROOM 2 11'1" (3.38m) x 9'5" (2.87m)

Double glazed window to the front aspect with fitted blinds, fitted wardrobe cupboard

BEDROOM 3 6'8" (2.03m) x 5'5" (1.65m)

Double glazed window to the front aspect with fitted blinds

BATHROOM

Panelled bath with independent shower over, glass shower screen, low flush wc, wash hand basin with drawer under, mirrored wall cabinet, chrome ladder radiator, extractor fan, tiled walls, vinyl flooring

OUTSIDE

REAR GARDEN

Large decked patio area with lighting, lawn area with raised borders, brick built BBQ, timber shed, outside tap and power point, gated rear access

RESIDENTS PERMIT PARKING

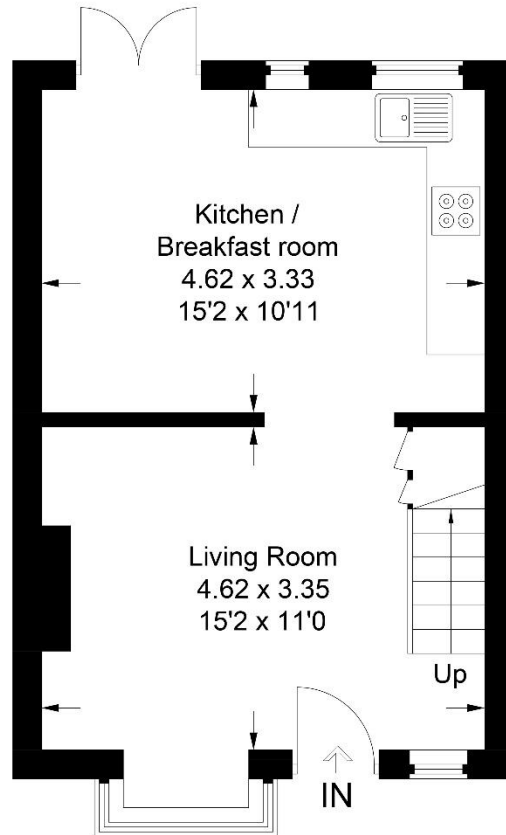
The vendor informs us there is a charge of £35.00 per annum for a virtual residents permit for the first car, £70.00 per annum for a second car and £160.00 per annum for a third car

A permit is required to park Monday - Saturday 10am -12pm and 2pm-4pm

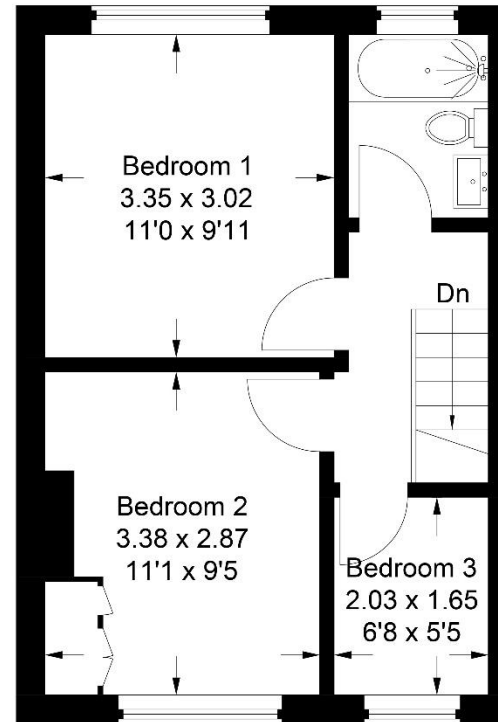
COUNCIL TAX

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

Approximate Gross Internal Area
Ground Floor = 32.6 sq m / 351 sq ft
First Floor = 31.5 sq m / 339 sq ft
Total = 64.1 sq m / 690 sq ft



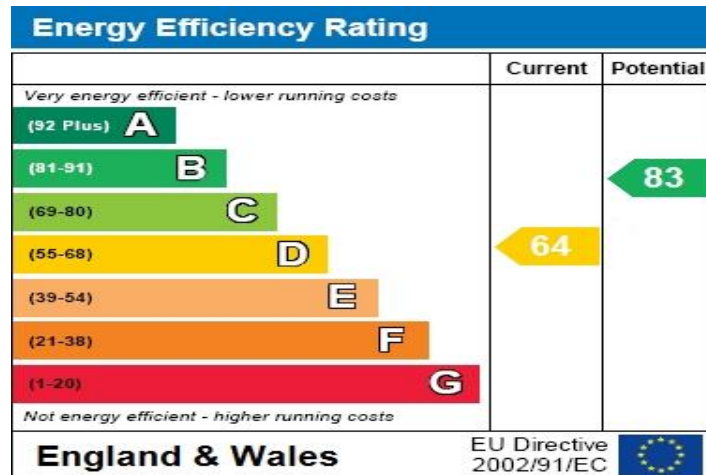
Ground Floor



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.

