



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



12 Coombe Road, Bushey Heath, WD23 4SP

**AN EXTENDED 5 BEDROOM SEMI DETACHED FAMILY HOME
WELL MAINTAINED
ENTRANCE HALL, CLOAKROOM
LIVING ROOM, DINING ROOM & MORNING ROOM
KITCHEN
5 BEDROOMS, SHOWER ROOM & SEP. WC OFF LANDING
GAS CENTRAL HEATING, DOUBLE GLAZING
MATURE REAR GARDEN
GARAGE & OFF STREET PARKING TO THE FRONT
SOUGHT AFTER RESIDENTIAL LOCATION**

Price £710,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

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

Staircase to the first floor with cupboard under

CLOAKROOM

Low flush wc, wash hand basin, double glazed window

LIVING ROOM

12'9" (3.89m) x 11'4" (3.45m)
Attractive fire place feature, double glazed window to the front, archway to

DINING ROOM

11'4" (3.45m) x 10'4" (3.15m)
Door to

MORNING ROOM

12'0" (3.66m) x 8'5" (2.57m)
Skylight windows and double glazed sliding doors leading out to the garden

KITCHEN

14'6" (4.42m) Max x 7'8" (2.34m)
Range of base units and matching wall cupboards, working surfaces with inset sink unit, electric oven and combi oven, ceramic hob with extractor over, integrated fridge, plumbing for washing machine and dishwasher, new water softener, double aspect with double glazed windows to the side and overlooking the garden



FIRST FLOOR LANDING

Access to lagged and partly boarded loft space with new Combi boiler

BEDROOM 1

12'9" (3.89m) x 10'5" (3.18m)
Fitted wardrobe cupboards with dressing table, drawer units and wash hand basin, double glazed window to the front with views



BEDROOM 2

10'5" (3.18m) x 9'9" (2.97m)
Fitted wardrobe cupboard to the alcove, double glazed window overlooking the garden



BEDROOM 3

11'0" (3.35m) x 10'2" (3.1m)
Double glazed window to the front with views



BEDROOM 4

13'2" (4.01m) Max x 8'0" (2.44m)
Double glazed window overlooking the garden



BEDROOM 5

9'0" (2.74m) x 6'5" (1.96m)
Double glazed window to the front with views

MODERN SHOWER

7'3" (2.21m) x 6'9" (2.06m)
Corner shower cubicle, modern wash hand basin with drawers under, low flush wc, part tiled walls, tiled floor, storage cupboard, double glazed window to the rear

SEPARATE WC

Low flush wc, wash hand basin, double glazed window

OUTSIDE

REAR GARDEN

Large paved patio areas with raised flower beds, mature lawn and fruit trees, borders and shrubs, vegetable plot, outside water tap and electric socket, 2 garden sheds, permanent boxed in sun canopy, gated side access



GARAGE

18'4" (5.59m) x 10'4" (3.15m)
With electric power and additional loft space. Up and over door to the front, door to the garden



OFF STREET PARKING

To the front of the property

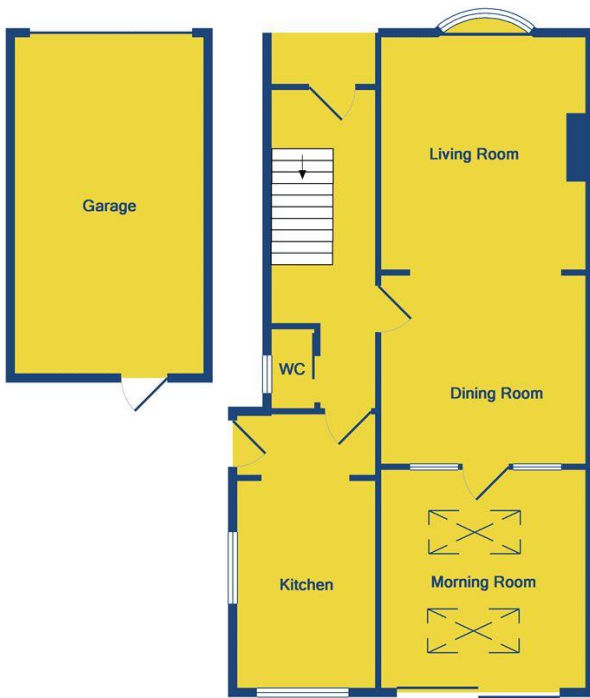
COUNCIL TAX

Hertsmere Borough Council Tax
Band F £2495.79 (2019-2020)

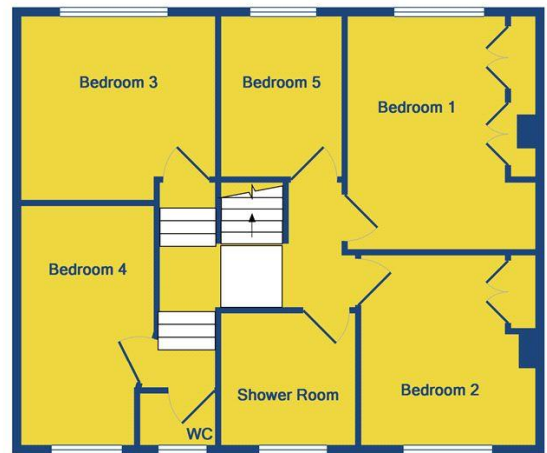




FLOORPLAN



Ground Floor
Approx. Floor
Area 827 Sq.Ft.
(76.8 Sq.M.)

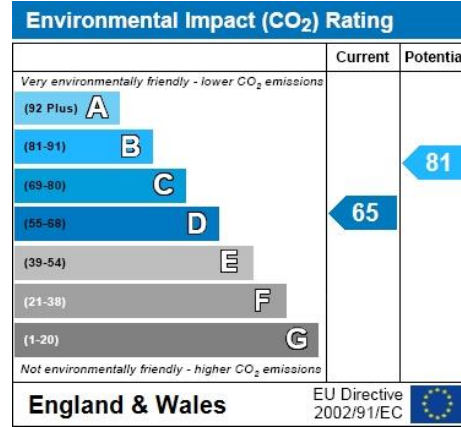
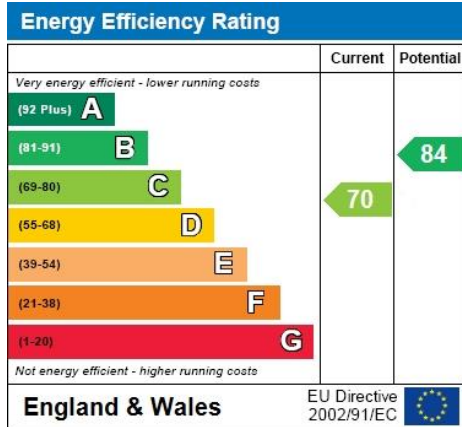


1st Floor
Approx. Floor
Area 647 Sq.Ft.
(60.1 Sq.M.)

Total Approx. Floor Area 1473 Sq.Ft. (136.9 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
GRAPHS**



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