



105 Melbourne Road, Bushey, WD23 3ND

AN EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOME
ENTRANCE HALL
2 SEPARATE RECEPTION ROOMS
KITCHEN, UTILITY ROOM & GROUND FLOOR SHOWER ROOM
18' LEAN TO & 2 BRICK BUILT STORE ROOMS
3 BEDROOMS, BATHROOM & LOFT ROOM
GAS CENTRAL HEATING
MATURE REAR GARDEN & OFF STREET PARKING TO THE FRONT
OWN DRIVE
CONVENIENT RESIDENTIAL LOCATION

Price £537,500 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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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 cupboards under

LIVING ROOM

13'5" (4.09m) Into Bay x 13'0" (3.96m)
Exposed brick open fire place feature, stripped wood flooring, bay window to the front



DINING ROOM

11'8" (3.56m) x 10'7" (3.23m)
Stripped wood flooring, double glazed sliding patio doors leading out to the garden



KITCHEN

8'0" (2.44m) x 7'9" (2.36m)
Base units and matching wall cupboards, working surfaces with inset sink unit, electric oven with gas hob over, space for fridge/freezer, plumbing for dishwasher, wall mounted gas fired central heating boiler, window overlooking the garden, door to lean to

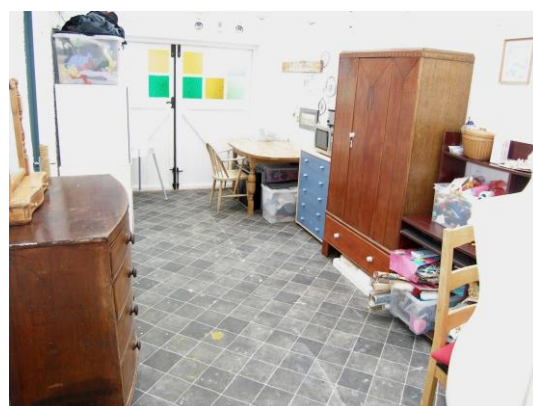


LEAN TO

18'6" (5.64m) x 9'4" (2.84m)
Double doors to the front, triple glazed roof, light and power, door to the garden and door to utility Room

UTILITY ROOM

Working surface, plumbing for washing machine and tumble dryer, door to store rooms and door to



GROUND FLOOR SHOWER ROOM

6'9" (2.06m) x 4'3" (1.3m)
Shower cubicle, wash hand basin, low flush wc

BRICK BUILT STORE ROOMS

15'2" (4.62m) x 10'5" (3.18m)
Double glazed windows, access from utility room

FIRST FLOOR LANDING

Double glazed window, airing cupboard with hot water tank, pull down ladder to loft room

BEDROOM 1

11'9" (3.58m) x 10'9" (3.28m)
Window overlooking the garden



BEDROOM 2

11'5" (3.48m) x 10'9" (3.28m)
Wardrobe cupboards to alcoves, window to the front



BEDROOM 3

7'8" (2.34m) x 7'7" (2.31m)
Double glazed window to the front



BATHROOM

8'2" (2.49m) x 7'8" (2.34m)
Panelled bath, separate shower cubicle, low flush wc, wash hand basin, double glazed windows to the rear



LOFT ROOM

13'0" (3.96m) x 9'8" (2.95m)
Velux window

OUTSIDE

MATURE REAR GARDEN

Large paved patio area, lawn, borders shrubs and trees, outside tap, door to Lean to

OFF STREET PARKING

To the front of the property approached via own drive

COUNCIL TAX

Hertsmere Borough Council tax
Band E £2111.82 (2019-2020)

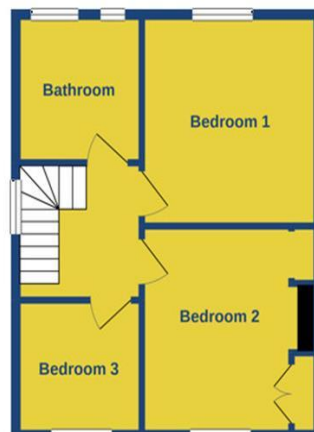


FLOORPLAN

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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**ENERGY PERFORMANCE
GRAPHS**

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