



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



20 Merry Hill Mount, Bushey, WD23 1DJ

A 3 BEDROOM TERRACED COTTAGE
WELL MAINTAINED
26' THROUGH LOUNGE WITH SPIRAL STAIRCASE
MODERN FITTED KITCHEN
GROUND FLOOR BATHROOM
3 BEDROOMS WITH BEDROOM 3 OFF BEDROOM 2
GAS CENTRAL HEATING, PART DOUBLE GLAZED
REAR GARDEN
SOUGHT AFTER RESIDENTIAL LOCATION IN MERRY HILL

Price £415,000 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

FRONT DOOR TO

THROUGH LOUNGE

26'9" (8.15m) x 10'4" (3.15m)
Modern fire place feature, wall light points, spiral staircase to the first floor, bay window to the front, double glazed door leading out to the garden, access to the kitchen



KITCHEN

11'4" (3.45m) x 6'4" (1.93m)
Range of base units and matching wall cupboards, working surfaces with inset sink unit, double electric oven, gas hob with stainless steel extractor hood over, integrated fridge/freezer, slimline dishwasher and washing machine, tiled floor, double glazed window to the side, door to lobby



REAR LOBBY

Double glazed door leading out to the garden, storage cupboard, door to bathroom



GROUND FLOOR BATHROOM

7'6" (2.29m) x 6'0" (1.83m)
Panelled bath with mixer taps and shower attachment, wash hand basin, low flush wc, tiled walls, double glazed windows

FIRST FLOOR LANDING

BEDROOM 1

10'5" (3.18m) x 10'3" (3.12m)
Fitted wardrobe cupboards, window to the front

BEDROOM 2

10'3" (3.12m) x 7'4" (2.24m)
Plus entrance recess.
Double glazed window to the rear, door to bedroom 3



BEDROOM 3

11'0" (3.35m) x 6'4" (1.93m)
Airing cupboard with hot water tank, double glazed window to the rear

OUTSIDE

REAR GARDEN

Patio area, lawn and borders, outside tap and lighting, rear pedestrian access

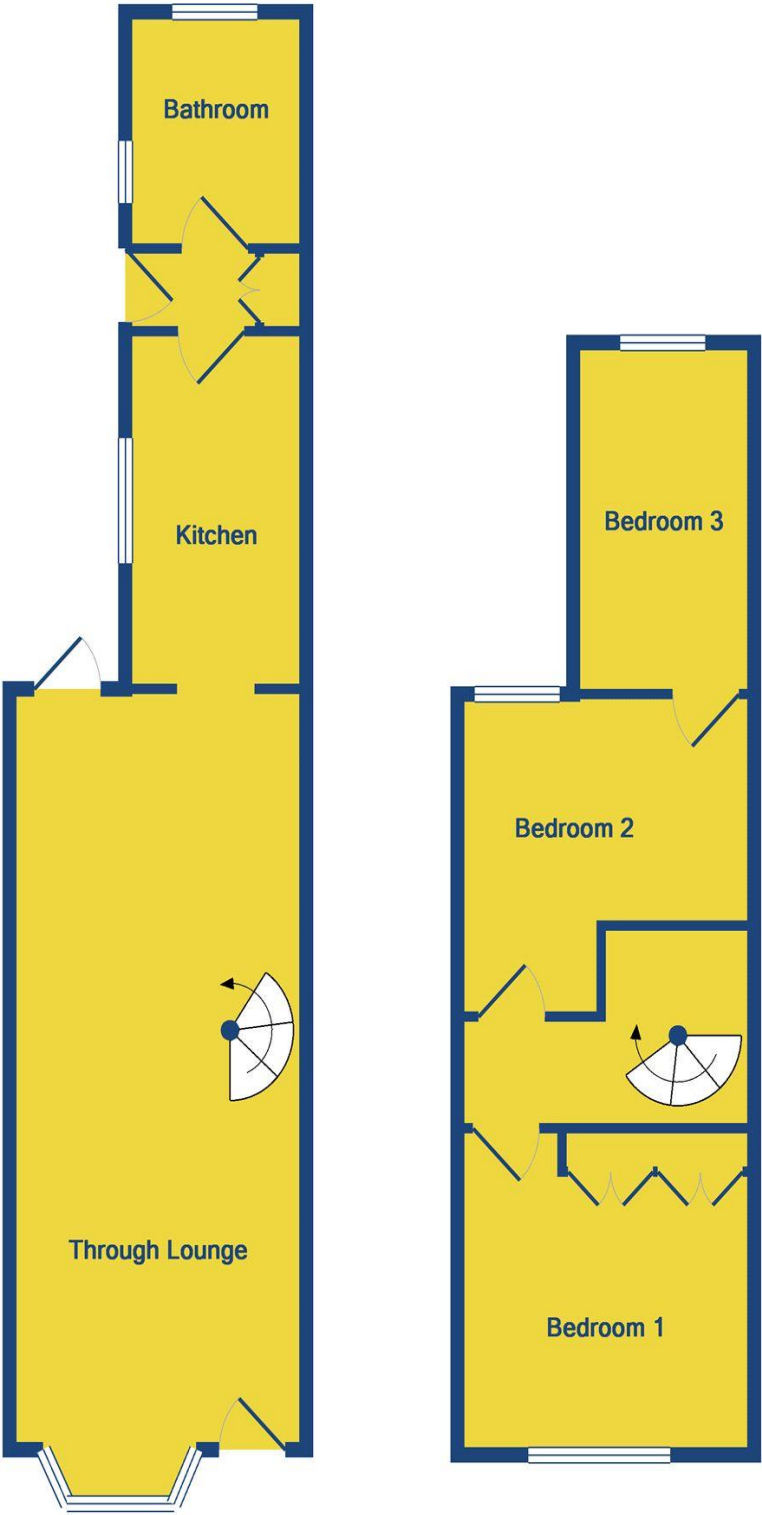
COUNCIL TAX

Hertsmere Borough Council Tax
Band D £1727.85 (2019-2020)





FLOORPLAN



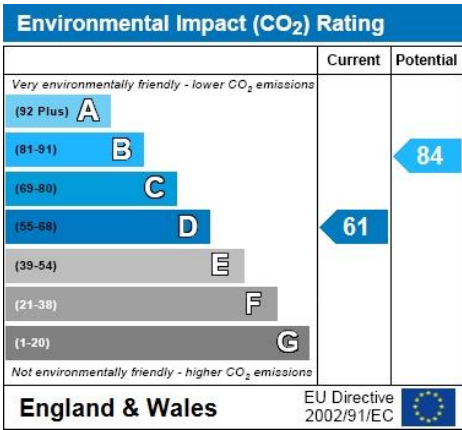
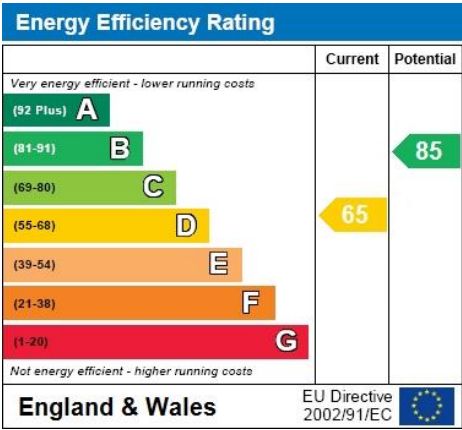
Ground Floor
Approx. Floor
Area 396 Sq.Ft.
(36.8 Sq.M.)

1st Floor
Approx. Floor
Area 323 Sq.Ft.
(30.0 Sq.M.)

Total Approx. Floor Area 719 Sq.Ft. (66.8 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

ENERGY PERFORMANCE
GRAPHS



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