



The Birches, Bushey WD23 4TW

£2,600 PCM

This four double bedroom semi detached family home which is located at the end of a quiet cul de sac. The property benefits from two reception rooms and a conservatory, a kitchen/diner, two bathrooms - one en suite to the master bedroom - and a private courtyard garden. There is also a garage approached via own driveway with off street parking.

Please call Benjamin Stevens on 020 8958 1118 to arrange a viewing.

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Entrance hall

Stairs to first floor, door to garage, double doors to dining room and lounge, door to kitchen

Guest cloakroom

Low level wc, wash hand basin

Dining Room 8'2" x 13' (2.49m x 3.96m)

Double glazed window to front, carpeted

Living Room 11'6 x 17'2 (3.51m x 5.23m)

Double doors into room, double glazed doors to conservatory, carpeted

Conservatory 12'10 x 10'10 (3.91m x 3.30m)

Double glazed windows to rear and side, double glazed doors to garden

Kitchen / Diner 7'10 x 17' (2.39m x 5.18m)

Range of fitted wall and base units, gas hob with extractor hood over, electric oven, built in fridge freezer, dishwasher, washing machine, double glazed window to rear, double glazed door to side access, tiled floor, space for table and chairs

First floor landing

Airing cupboard

Master Bedroom 11'9" 11'9" (3.58m 3.58m)

Double glazed windows to rear, wardrobes, carpeted

En suite bathroom

Three piece white suite comprising bath with shower attachment, low level wc, wash hand basin, tiled walls and floor, double glazed window, radiator

Bedroom 2 11'6" x 11'4" max (3.51m x 3.45m max)

Double glazed window to front, carpeted

Bedroom 3 8'2" x 11'6" (2.49m x 3.51m)

Double glazed window to front, carpeted

Bedroom 4 7'10" x 11'9" (2.39m x 3.58m)

Double glazed window to rear, wardrobe, carpeted

Bathroom

Fitted three piece white suite comprising bath with shower attachment over, low level wc, wash hand basin, tiled walls and floor

Garden

Courtyard garden with outside light, side access, shed

Garage

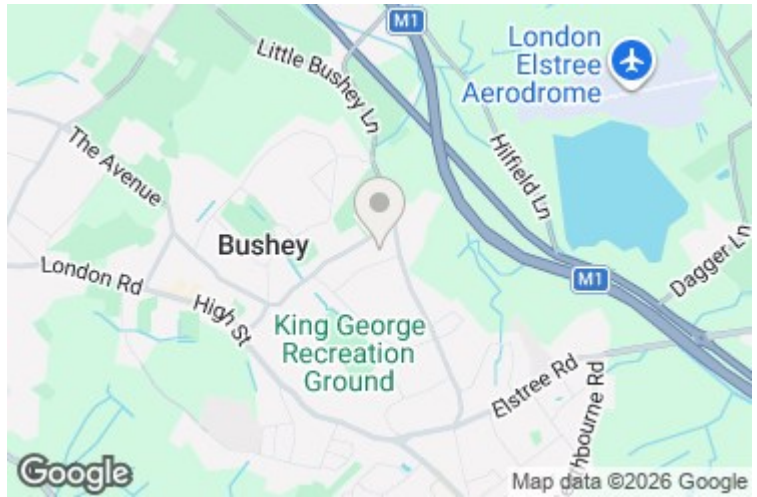
Integral garage with up and over door, approached via own driveway, door into entrance hall

Parking

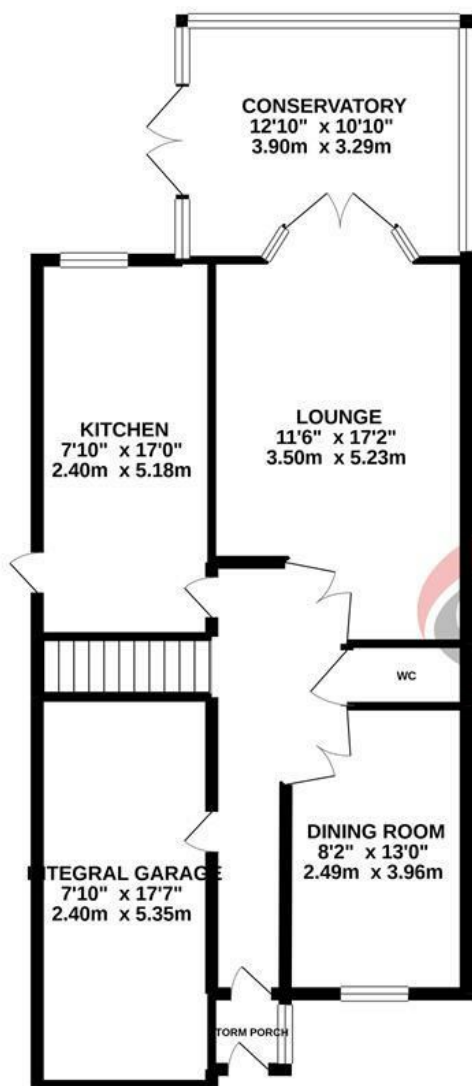
Own driveway with off street parking to the front

Council Tax

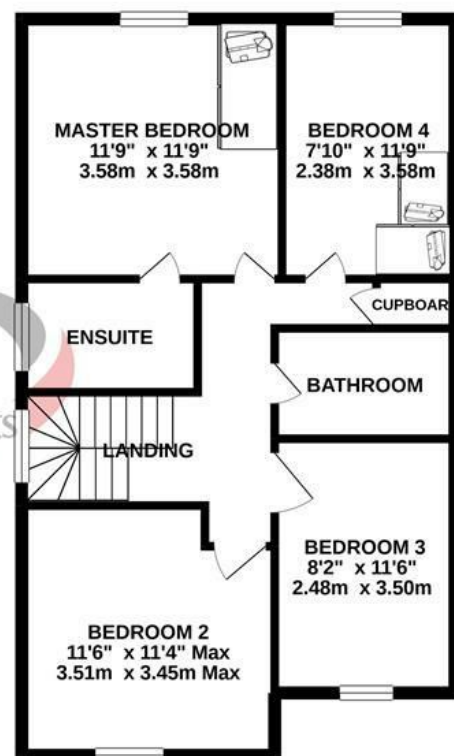
Hertsmere Council Tax Band G £2,879.75 2019/2020



GROUND FLOOR
741 sq. ft. (68.9 sq. m.) approx.



1ST FLOOR
628 sq. ft. (58.3 sq. m.) approx.



TOTAL FLOOR AREA : 1369 sq. ft. (127.2 sq. m.) approx.

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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