The Squirrels, Bushey WD23 4RT

Offers In Excess Of £575,000

A bright and spacious FOUR BEDROOM SEMI DETACHED FAMILY HOME (currently configured as a two bedroom) situated in a sought after residential close off Little Bushey Lane, conveniently located for all local shopping/transport facilities and within a great catchment area for all local schools. The property is being offered in good decorative order and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Lounge/Dining Room, Kitchen, Bedroom One (Currently one large bedroom that can be put back into two), Bedroom Two (also currently one large bedroom that can be put back into two), Bathroom, Secluded Rear Garden, Single Integral Garage Approached Via Own Drive Way With Off Street Parking.
NO UPPER CHAIN

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Exterior:

Reception Room:

Guest Cloakroom:

Reception Room:

Reception Room:

Kitchen:

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Kitchen:

Bedroom One/Bedroom Two:

Kitchen:

Bedroom One/Bedroom Two:

Bedroom One/Bedroom Two:

Bedroom Three/Bedroom Four:

Bedroom Three/Bedroom Four:

Garden:
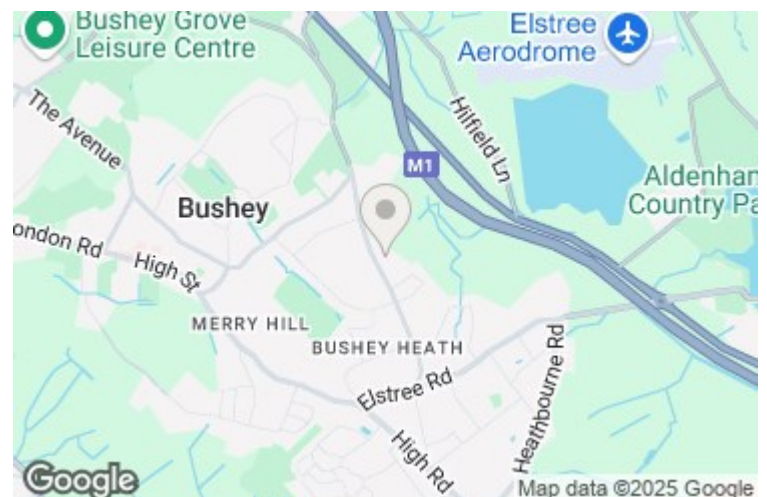

Shower Room:

Exterior Rear:

Garden:

Tenure:

This is a freehold property.
Council Tax Band F £3,148 per annum.
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.
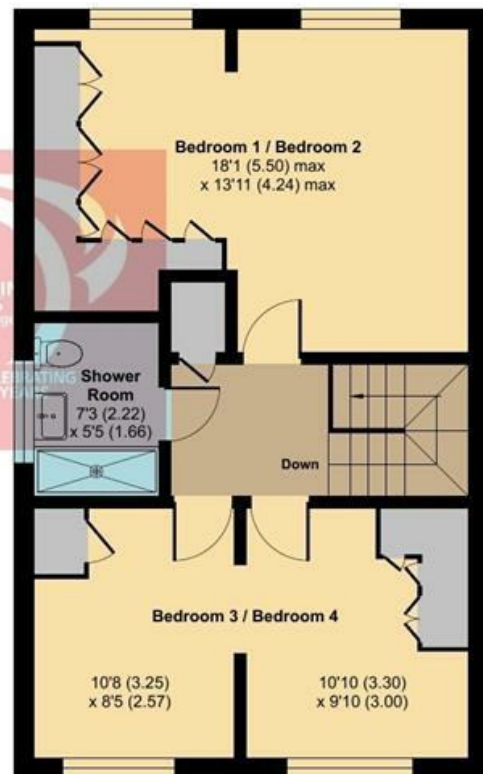
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Approximate Area = 1007 sq ft / 93.5 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1140 sq ft / 105.8 sq m

For identification only - Not to scale

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GROUND FLOOR

Garden
Approximate
70'9 (21.57)
x 21'10 (6.65)

Living / Dining Room
18'3 (5.55)
x 13'7 (4.14)

WC

Up

Kitchen
13'1 (4.00)
x 6'7 (2.00)

Garage
17'5 (5.30)
x 7'7 (2.31)

FIRST FLOOR

Bedroom 1 / Bedroom 2
18'1 (5.50) max
x 13'11 (4.24) max

Shower Room
7'3 (2.22)
x 5'5 (1.66)

Down

Bedroom 3 / Bedroom 4

10'8 (3.25)
x 8'5 (2.57)

10'10 (3.30)
x 9'10 (3.00)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	62	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO$_2$) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	