



**BENJAMIN  
STEVENS.**  
estate agents



## **Burchell Court, Catsey Lane, Bushey WD23 4HZ**

**Asking Price £399,000**

A bright and spacious TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH OWN GARDEN situated in a sought after residential close in the heart of Bushey, conveniently located for all local shopping and transport facilities. The property is in need of some modernisation and benefits from: Part Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Kitchen, Two Double Bedrooms, Bathroom, Separate WC, Two Rear Gardens, Single Garage.  
**NEW LEASE ASSIGNED ON COMPLETION  
CHAIN FREE**

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**Exterior:**



**Reception Room:**



**Reception Room:**



**Kitchen:**



**Reception Room:**



**Kitchen:**



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**Bedroom One:**



**Bathroom/Separate WC::**



**Bedroom One:**



**Bathroom:**



**Bedroom Two:**

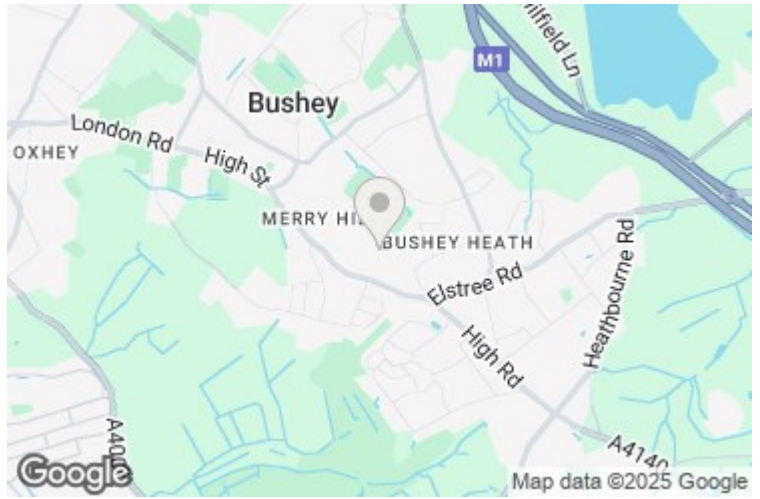


**Garden:**



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## Garden:



## Garage:



## Tenure:

This is a leasehold property and the seller advises us there will be a new lease assigned on completion with an annual Ground Rent of Approx £17 PA

Council Tax Band D £2,143.23 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.

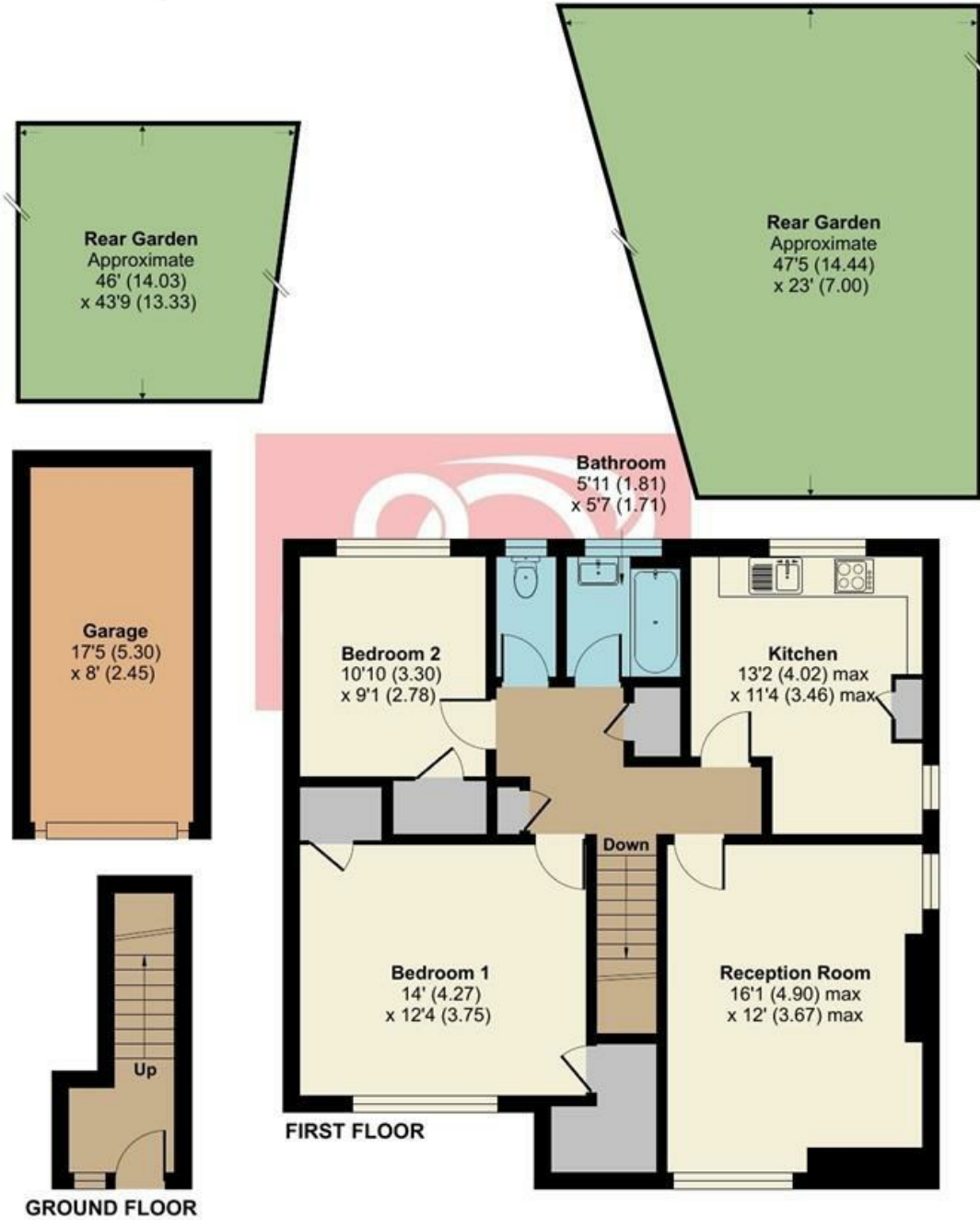
# Burchell Court, Catsey Lane, Bushey, WD23

Approximate Area = 925 sq ft / 85.9 sq m

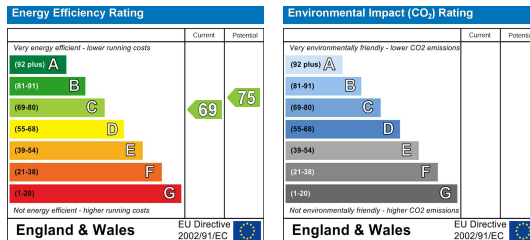
Garage = 140 sq ft / 13 sq m

Total = 1065 sq ft / 98.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Benjamin Stevens. REF: 1236980.



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