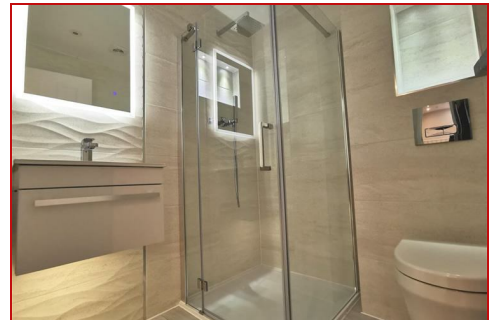




**BENJAMIN  
STEVENS.**  
estate agents



## **Sparrows Herne, Bushey Heath WD23 1FE**

**£2,800 PCM**

Benjamin Stevens are delighted to present a five bedroom property located in Bushey. The downstairs of the property comprises of a fitted kitchen, spacious reception room, downstairs bedroom with en-suite, and doors leading on to the garden. The upstairs boasts a further four bedrooms, two en-suites, a main shower room.

Ideally located on Sparrows Herne you are a short walk away from Bushey High street which is home to an array of amenities such as restaurants, cafes and supermarkets. Transport links include local bus routes, Bushey Station and links to the M1.

Other features include modern interior, off street parking and gas central heating.

To arrange a viewing, please call 020 3271 0111

# Sparrows Herne, Bushey Heath WD23 1FE

## External

Off street parking.

## Reception 21'7 x 15'5 (6.58m x 4.70m)

Double glazed windows to the rear aspect, double doors leading to the garden and wood effect flooring.

## Kitchen 10'8 x 6'7 (3.25m x 2.01m)

Range of wall and base units, stainless steel sink with mixer taps and drainer board, electric cooker with extractor hood, integrated fridge freezer, double glazed window to the front aspect and wood effect flooring.

## Shower Room 7'1 x 6'7 (2.16m x 2.01m)

Walk in shower, low level w/c, wall attached unit sink with under lighting and vanity mirror, fully tiled throughout.

## Bedroom One 14'5 x 13'4 (4.39m x 4.06m)

Double glazed windows to the front aspect, door leading to en-suite and laid to carpet.

## Bedroom Two 8'5 x 7'6 (2.57m x 2.29m)

Double glazed window to the rear aspect and laid to carpet.

## Bedroom Three 8'4 x 5'10 (2.54m x 1.78m)

Double glazed window to the rear aspect and laid to carpet.

## En-Suite 8'0 x 5'10 (2.44m x 1.78m)

Walk in shower, low level W/C, wall attached unit sink with vanity mirror, panelled bath with mixer taps and shower attachment, double glazed window to the front aspect and fully tiled throughout.

## Bedroom Four 12'3 x 8 (3.73m x 2.44m)

Double glazed window to the front aspect and wood effect flooring.

## En-suite 4'10 x 4'9 (1.47m x 1.45m)

Walk in shower, low level W/C, wall attached hand basin with vanity mirror, fully tiled throughout.

## Bedroom Five 15'0 x 8'0 (4.57m x 2.44m)

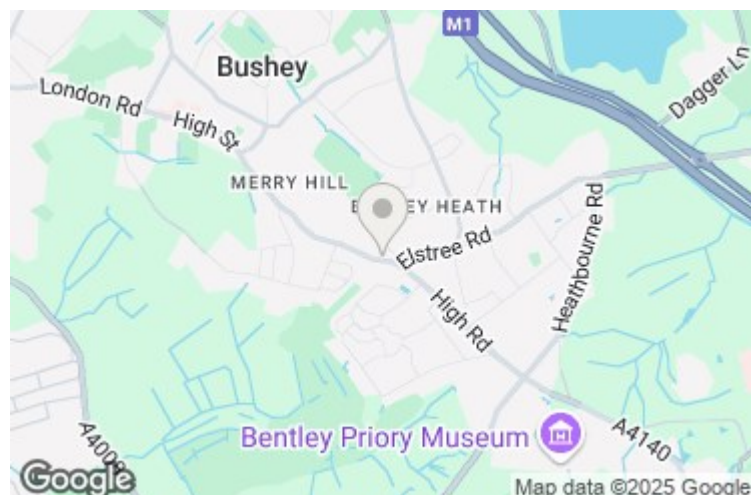
Double glazed window to the rear aspect and laid to carpet.

## En-suite 4'11x 4'2 (1.50mx 1.27m)

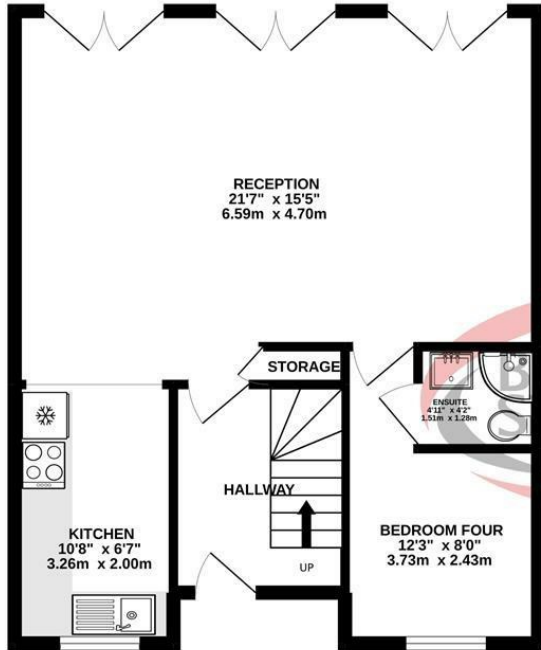
Walk in shower, low level W/C, wall attached hand basin with vanity mirror, fully tiled throughout.

## Garden

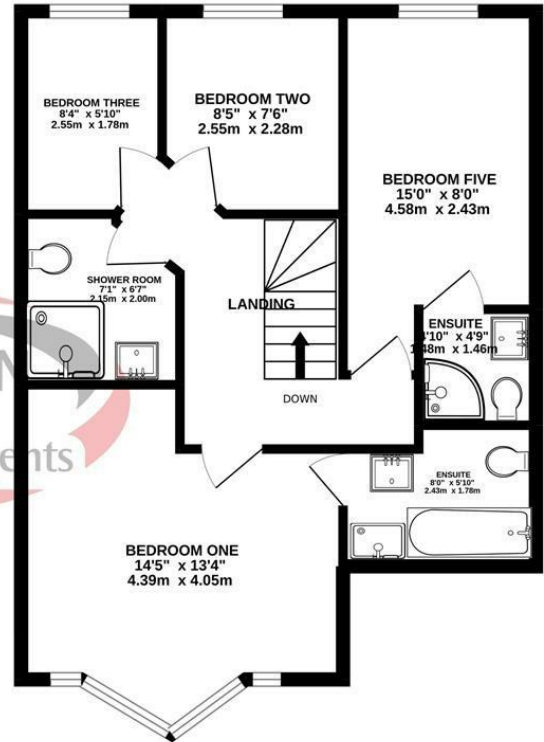
Laid to lawn.



GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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