



Magnaville Road, Bushey WD23 1PP

Asking Price £825,000

Benjamin Stevens are pleased to present this **THREE BEDROOM DETACHED** family home located in the heart of Bushey Heath.

Presented in excellent condition throughout, inside you will find a large bright lounge leading through into a separate dining room, modern kitchen, separate utility room plus a study/office. Upstairs, in addition to three double bedrooms are two bathrooms (one en-suite) plus plenty of storage. Outside is an attractive lawned garden plus patio area and to the front is plenty of off street parking on the driveway.

Well situated for easy access to local shops, school and places of worship plus road links including M1, A41 and M25 - Early viewing is highly advised.

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Exterior:



Kitchen:



Entrance Hall:

Solid door to front, obscured double glazed window to side, covered radiator, laminate wood flooring.

Lounge:



Double glazed window to front and side, feature fireplace, radiator, laminate wood flooring.

Lounge:



Dining Room:



Double glazed window to rear, double glazed door to side, radiator, wood effect flooring.

Study:

Double glazed window to front, radiator, fitted carpet.

Utility Room:

Obscured double glazed window to side, recess and plumbing for washing machine, tiled flooring, hot water cylinder.

Guest WC:

Obscured double glazed window to side, hand wash basin, low flush WC, heated towel radiator, tiled walls and flooring.

First Floor Landing:

Obscured double glazed window to side, loft access, fitted carpet.

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Bedroom One:



Double glazed window to front, two built in wardrobe storage, radiator, fitted carpet.

Bedroom Three:



Double glaze window to rear, built in wardrobe storage with over the head bed storage, radiator, fitted carpet.

En-Suite



Obscured double glazed window to rear, glazed enclosed shower with hand shower attachment, low flush WC, pedestal hand wash basin with storage underneath, radiator, tiled flooring.

Bathroom:



Obscured double glazed window to rear, tile enclosed bath with hand shower attachment, low flush WC, heated towel radiator, vanity hand wash basin with storage underneath, tiled walls and flooring.

Bedroom Two:



Double glazed window to front, built in wardrobe storage, radiator, fitted carpet.

Patio:



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Garden:



Laid mainly to lawn with mature plants and shrubs, patio area, shed, side access.

Rear Elevation:



Tenure:

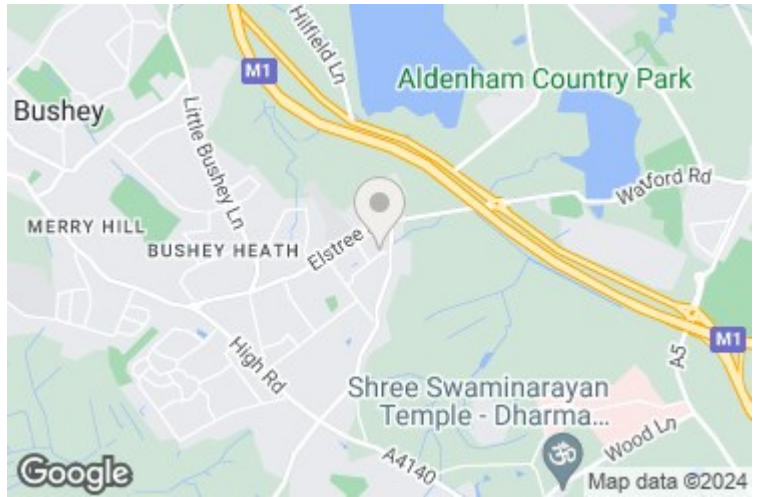
This is a freehold property.

Council Tax Band F £2853 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.



Magnaville Road, Bushey Heath, Bushey, WD23



Bathroom
7'8 (2.34)
x 5'11 (1.80)

En Suite
5'11 (1.80)
x 5' (1.52)

Approximate Area = 1398 sq ft / 130 sq m

Outbuilding = 93 sq ft / 9 sq m

Total = 1491 sq ft / 139 sq m

For identification only - Not to scale



FIRST FLOOR

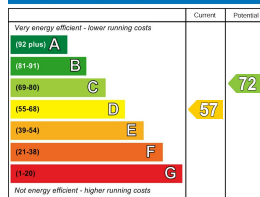


GROUND FLOOR



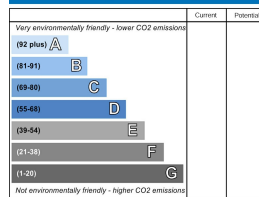
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Benjamin Stevens. REF: 882726

Energy Efficiency Rating



England & Wales

Environmental Impact (CO₂) Rating



England & Wales



Edware Office- 194 Station Road, Edware, HA8 7AT. Tel: 020 8958 1118
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk