



Pentland Road, Bushey WD23 4QP

Offers In Excess Of £399,950

Benjamin Stevens are pleased to offer for sale this rarely available **GROUND FLOOR TWO DOUBLE BEDROOM MAISONETTE** with direct access to its own large garden located on a quiet turning in Bushey.

Offered in good condition throughout, inside you will find the lounge, kitchen with ample storage, two double bedrooms and a bathroom plus a study area. To the rear is a large garden of approximately 100ft and an outbuilding to the rear. Further benefits include off street parking for two cars, extended lease on completion, attractive front garden.

Conveniently located for local schools and transport links, early viewing is highly recommended.
CHAIN FREE call 0208 950 7777 to book a viewing.

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Exterior:



Kitchen:



Lounge:



Study:



Kitchen:



Bedroom One:



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Bedroom Two:



Garden:



Family Bathroom:



Garden:



Garden:



Garden:

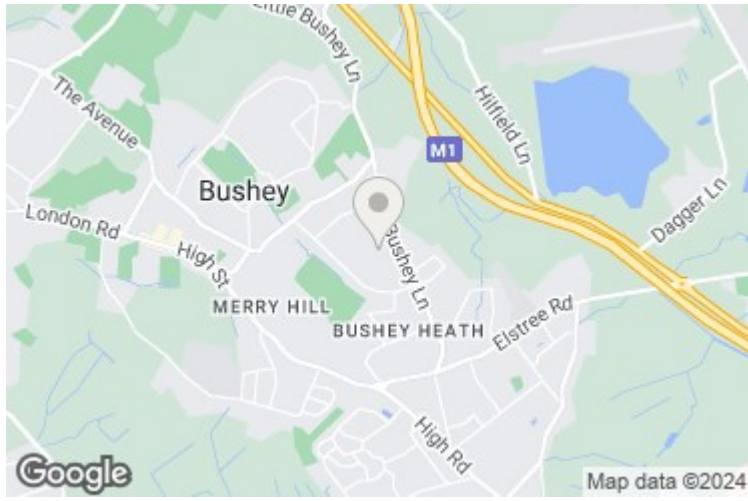
Tenure:

This is a leasehold property.
Council tax band C £1,845 per annum.
To the best of their knowledge the seller advises us there are approximately 85 years remaining on the lease this is will be extended to 175 years on completion with a combined annual service charge and ground rent of approximately £90 per year.
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 = 743 sq ft / 69 sq m

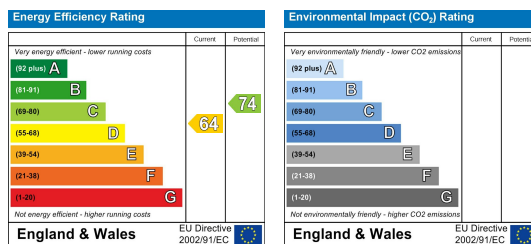
Outbuilding = 185 sq ft / 17.1 sq m

Total = 928 sq ft / 86.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Benjamin Stevens. REF: 1007609



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