



Sparrows Herne, Bushey Heath WD23 1FE

Offers In Excess Of £525,000

A beautifully presented THREE BEDROOM END OF TERRACE HOUSE situated in the heart of Bushey and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Reception Room, Fully Fitted Modern Kitchen, Three Bedrooms, bathroom, Rear Garden, Off Street Parking.

NO UPPER CHAIN

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External:



Reception Room:



Kitchen:



Bedroom One:



Bedroom Two:



Bedroom Three:



Bathroom:



Garden:

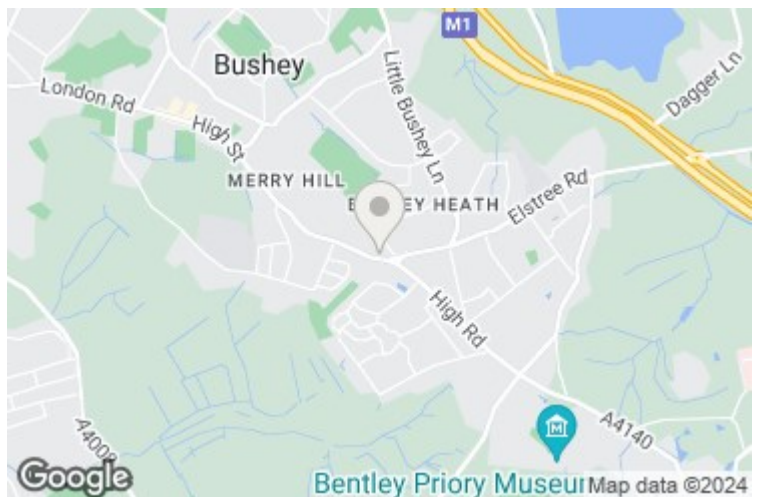


Tenure:

This is a freehold property.
Council Tax Band F which is currently £2,999 per annum.
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

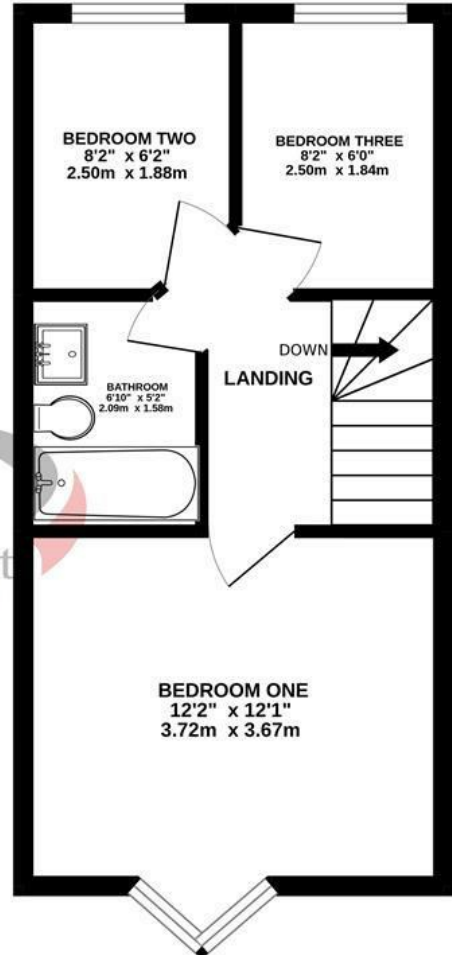
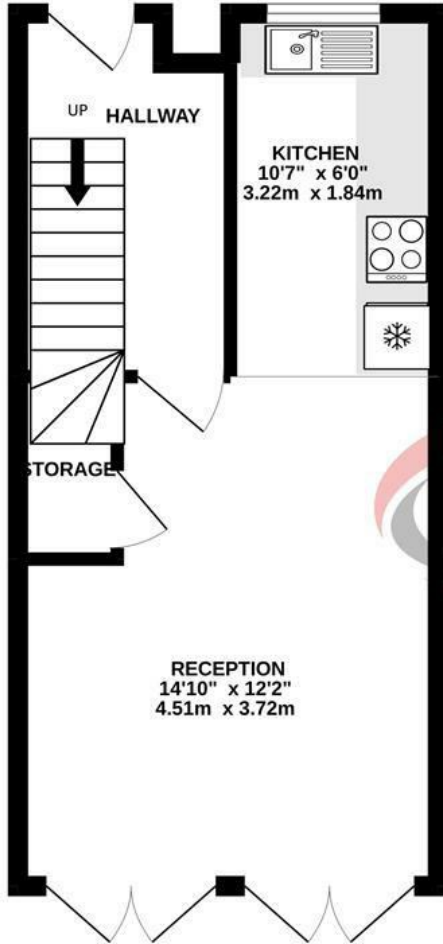
Disclaimer:

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.



GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(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 CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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