



4 Bridgewater Way, Bushey Village, WD23 4UA



£460,000
Freehold

A MID TERRACED HOUSE which has been REFURBISHED AND DECORATED. Accommodation comprises ENTRANCE PORCH AND HALL, CLOAKROOM, LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, THREE BEDROOMS and BATHROOM. Situated in a residential cul de sac location within walking distance of the many amenities within Bushey Village. INTERNAL VIEWING RECOMMENDED. NO UPPER CHAIN.

GROUND FLOOR

Entrance door to;

ENCLOSED ENTRANCE PORCH

Entrance door to;

ENTRANCE HALL

Staircase to first floor.

CLOAKROOM

Comprising low level WC, wall mounted wash hand basin, tiled splash back, tiled floor, frosted window to side.

LOUNGE/DINING ROOM

17'7" x 12'

(5.36m x 3.66m)

Window to rear and french doors to garden.



KITCHEN/BREAKFAST ROOM

17'4" x 12'

(5.28m x 3.66m)

Comprising one and a quarter stainless steel sink unit, range of wall and base units, four ring gas hob and extractor hood over, oven below, integrated dishwasher and washer/drier, space for fridge/freezer. Gas boiler for warm air heating system. Part tiled walls, tiled floor and bay window to front. Door to large storage cupboard.



FIRST FLOOR

Landing – access to loft space. Built in storage cupboards and built in airing cupboard.

BEDROOM ONE

11' x 9'9"

(3.35m x 2.97m)

Built in double wardrobe and window to front.



BEDROOM TWO

12'6" x 9'9"

(3.81m x 2.97m)

Window to rear and built in double wardrobe.

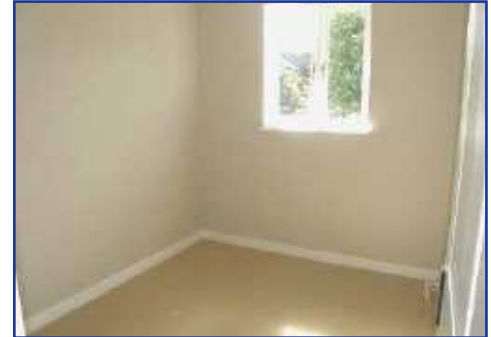


BEDROOM THREE

10'4" x 7'6"

(3.15m x 2.29m)

Window to rear.



BATHROOM

White suite comprising panelled bath with shower/mixer taps, separate rain head shower with shower screen over bath, wash hand basin with vanity unit below and low level WC. All walls tiled, window to front.



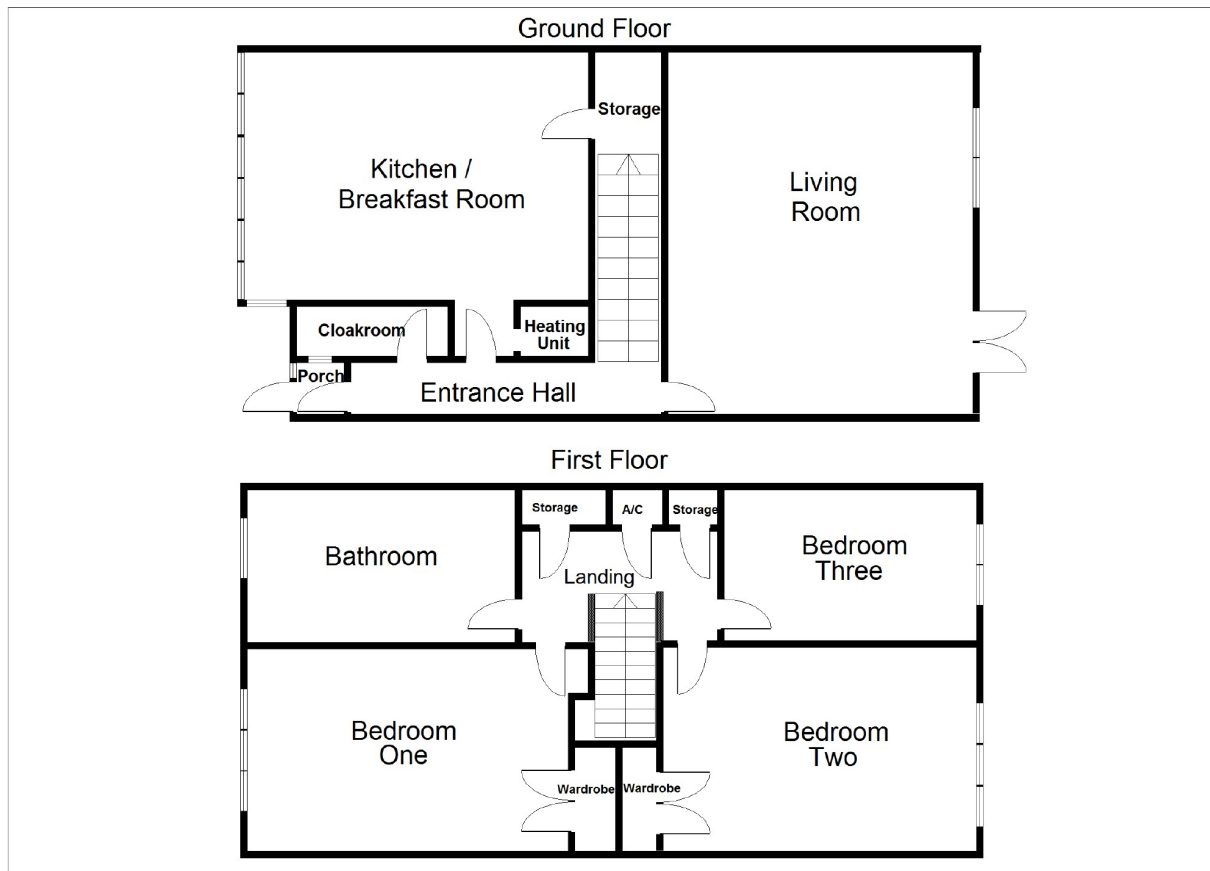
OUTSIDE

Rear garden extends to approximately 35ft, paved and lawn areas, rear outside water tap and pedestrian access. Front garden has lawn area and flower borders.



ENERGY EFFICIENCY RATING

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FLOOR PLAN
Floor plans are for purchasers general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings. Property Misrepresentation Act 1991
Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.
Money Laundering Act 2003.
Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.