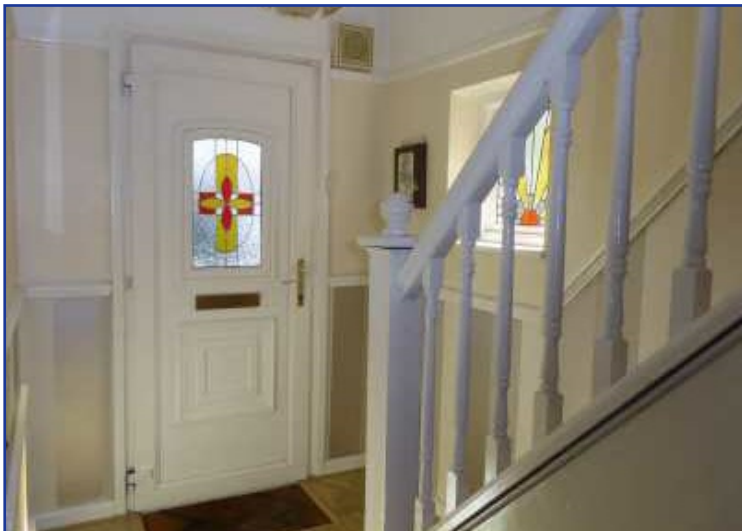


8 Herkomer Close, Bushey Village, WD23 3LW



£645,000
Freehold

A SEMI DETACHED EXTENDED FAMILY HOUSE WHICH HAS FANTASTIC ACCOMMODATION comprising ENTRANCE HALL, LOUNGE/DINING ROOM, BREAKFAST ROOM, KITCHEN, UTILITY ROOM, BEDROOM FOUR WITH EN SUITE SHOWER ROOM, THREE FURTHER BEDROOMS AND FAMILY BATHROOM together with gas central heating, double glazing, garden and A DETACHED DOUBLE GARAGE WITH OFF STREET PARKING. Situated in a cul de sac location within walking distance of Bushey Village, shops, schools and amenities. INTERNAL VIEWING RECOMMENDED. NO UPPER CHAIN.

ENTRANCE HALL

Double glazed entrance door with leaded light stained glass window and leaded light, stained glass window to side, picture and dado rails, understairs storage cupboard and stairs to first floor.



SHOWER ROOM

6'10" x 6'7"

(2.08m x 2.01m)

Comprising walk in shower cubicle, low level w.c., pedestal wash hand basin, all walls tiled, inset spotlights, large built in storage cupboard, shaver socket. Door to bedroom four.



BEDROOM FOUR

13'5" x 10'10" to wardrobes

(4.09m x 3.30m to wardrobes)

Extensive range of wardrobes, double glazed window to front.



LOUNGE/DINING ROOM

27' x 12'3"

(8.23m x 3.73m)

Double glazed bay window to front with leaded light stained glass fanlights, wall light points, dado rail, opening to breakfast room.



LOUNGE/DINING ROOM VIEW



BREAKFAST ROOM

10' x 9'3"

(3.05m x 2.82m)

Double glazed window to rear, opening to kitchen.



KITCHEN

14'5" x 10'

(4.39m x 3.05m)

Comprising acrylic sink unit, range of wall and base units, four ring gas hob, extractor hood over, oven within housing, spaces for fridge/freezer and dishwasher. Part tiled walls, inset spotlights, double glazed window to rear. Opening to utility room.



UTILITY ROOM

10'5" x 5'

(3.18m x 1.52m)

Comprising circular stainless steel sink unit, range of wall and base units, spaces for washing machine, tumble drier and fridge/freezer, wall mounted gas boiler concealed within cupboard, part tiled walls, double glazed door to outside.

FIRST FLOOR

Landing, access to loft space, leaded light stained glass window to side, picture and dado rails.



BEDROOM ONE

13'7" x 11'3"

(4.14m x 3.43m)

Range of wardrobes, picture rails, double glazed window with stained glass fanlights to front,



BATHROOM

9' x 7'

(2.74m x 2.13m)

Comprising corner bath, separate shower cubicle, pedestal wash hand basin, low level w.c., built in storage cupboard, all walls tiled, shaver socket, double glazed frosted window to rear.



BEDROOM TWO

13' x 10'8"

(3.96m x 3.25m)

Range of wardrobes, double glazed window to rear.



ENERGY EFFICIENCY RATING

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BEDROOM THREE

7'10" x 6'5"

(2.39m x 1.96m)

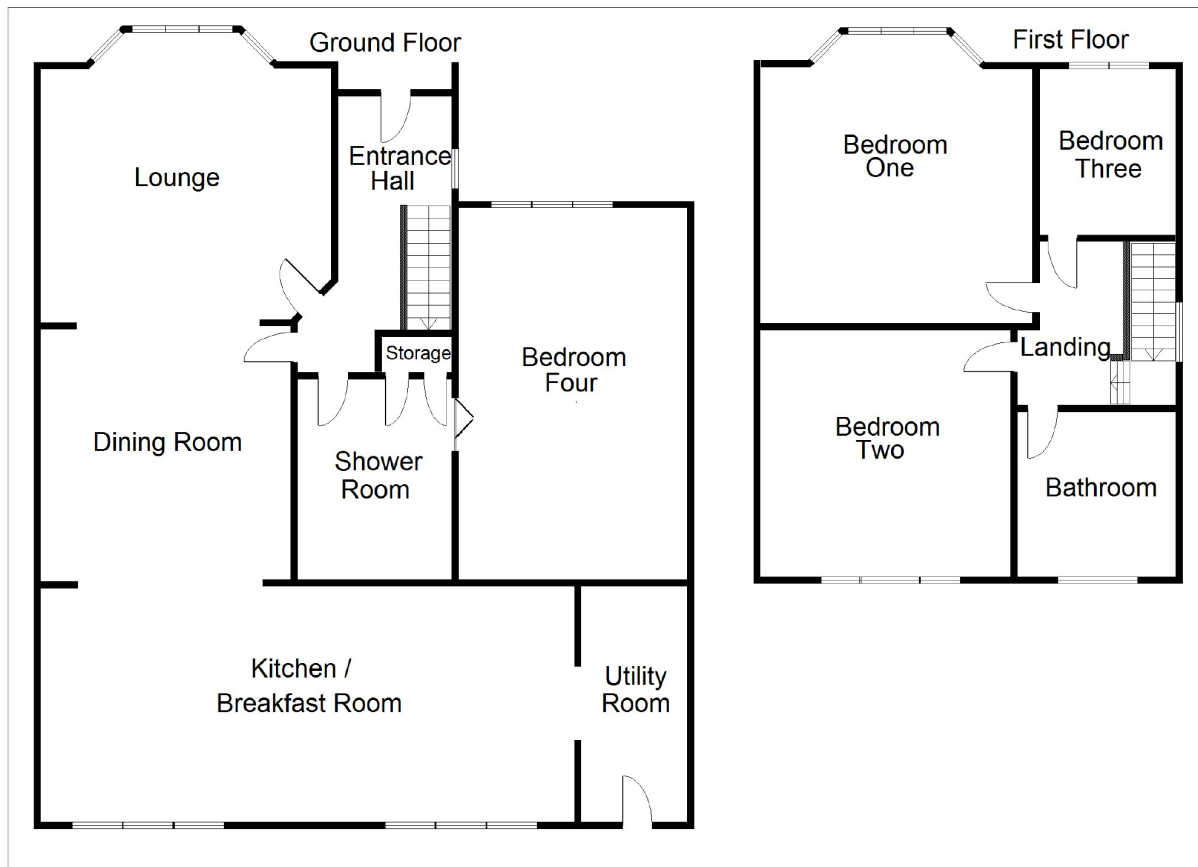
Built in storage cupboard and picture rails, double glazed window with leaded light stained glass window to front

OUTSIDE

Rear garden extends to approximately 60ft. Lawn, block paved patio area, variety of mature shrubs, outside water tap and lighting.

Detached garage approached via Bridgewater Way and measuring 24' x 15' with power and light and electric door. Front garden – paved driveway providing off street parking.





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.