

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Bournehall Road, Bushey

£1,700 P.C.M

Key Features include:

- Two Double Bedrooms
- Ground Floor
- Gas Central Heating
- Double Glazing
- Communal Gardens
- Parking On Street
- Unfurnished

Property Overview:

Situated moments from Bushey High Street with its shops, overground station, restaurants and sought after secondary schools including Bushey Meads School, this spacious TWO DOUBLE bedroom ground floor maisonette boasts freshly decorated interiors. UNFURNISHED

Accommodation:

Entrance Hall

Parquet flooring, door to:-

Kitchen 4.03m (13'3") max x 2.44m (8')

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, washing machine, electric fan assisted oven, four ring gas hob, window to rear, vinyl flooring and storage cupboard.

Lounge/Diner 5.36m (17'7") max x 4.78m (15'8")

Window to side, fireplace, blind, parquet floor and leading to:-

Inner Hallway

Door to:-

Master Bedroom 3.77m (12'4") x 3.65m (12')

Window to front, blind, fitted carpet and storage cupboard.

Bedroom 2 3.80m (12'5") x 2.73m (9')

Window to rear, blind, fitted carpet and fitted wardrobe.

Shower Room

Window to rear, shower cubicle, wash hand basin, low level flush WC and heated towel rail.

Outside

Communal gardens and parking on street.

Council Tax Band: C EPC Rating: D

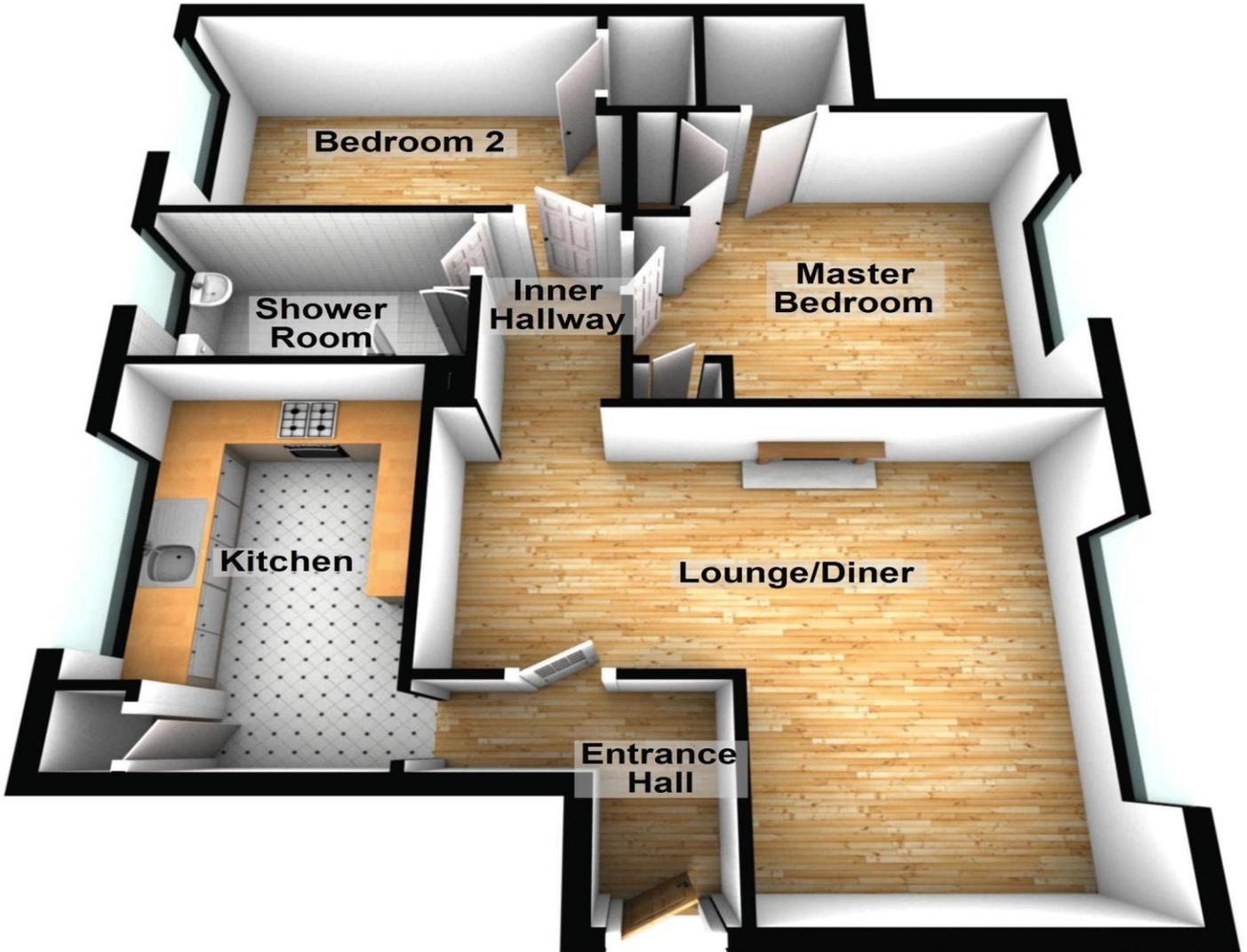




To arrange a viewing call:
020 8421 4847

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Ground Floor
Approx. 768.1 sq. feet



Total area: approx. 768.1 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		65
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		82
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	64

DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.