

Jamie Dean & Co

Estate Agents and Valuers

LANE GARDENS, **BUSHEY HEATH**



PRICE £450,000 FREEHOLD

- * THREE SEMI-DETACHED HOUSE ***
- * GROUND FLOOR BATHROOM ***
- * WOOD LAMINATE FLOORING * REAR GARDEN ***
- * SHARED DRIVEWAY * DETACHED GARAGE ***

Jamie Dean & Co, are delighted to be able to offer for sale this three bedroom semi-detached house. Ideally situated within a cul-de-sac in the heart of Bushey, the property is in reach of all local amenities, including shops, restaurants, a number of Primary and Secondary schools, places of worship and transport facilities. The property offers a downstairs bathroom, kitchen/breakfast room, reception room with double doors leading out to the rear garden and three bedrooms upstairs. Viewing by serious purchasers is highly recommended.

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Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

Double glazed front door to:

Reception

Hallway: Wood effect laminate flooring, central heating radiator, stairs to first floor landing.

Bathroom: **7'4 x 4'10 (2.24m x 1.49m).** Panelled bath with mixer tap and hand shower attachment, low level flush WC, central heating radiator, double glazed window.

Kitchen: **16'4 x 9'3 (4.97m x 2.82m).** Range of fitted wall and base units with work surfaces over, space and plumbing for washing machine, electric cooker point, breakfast bar, wood effect laminate flooring, double-glazed door to exterior, central heating radiator, double doors to...

Reception

Room: **13'8 x 13'5 (4.19m x 4.09m).** Wood effect laminate flooring, double glazed windows and door leading to rear garden, feature fireplace, central heating radiator.

First floor

Landing: Wood effect laminate flooring. Access to loft space.

Bedroom 1: **13'1 x 11'5 (4.00m x 3.49cm) L Shaped.** Fitted wardrobes, double glazed windows to rear, central heating radiator

Bedroom 2: **10'2 x 8'11 (3.11m x 2.72m).** Double glazed windows to front, central heating radiator, wood effect laminate flooring.

Bedroom 3: **9'11 x 7'5 (3.02m x 2.28m).** Double glazed window, fitted wardrobes, central heating radiator, wood effect laminate flooring.

Front Garden: Flower beds, mature shrubs.

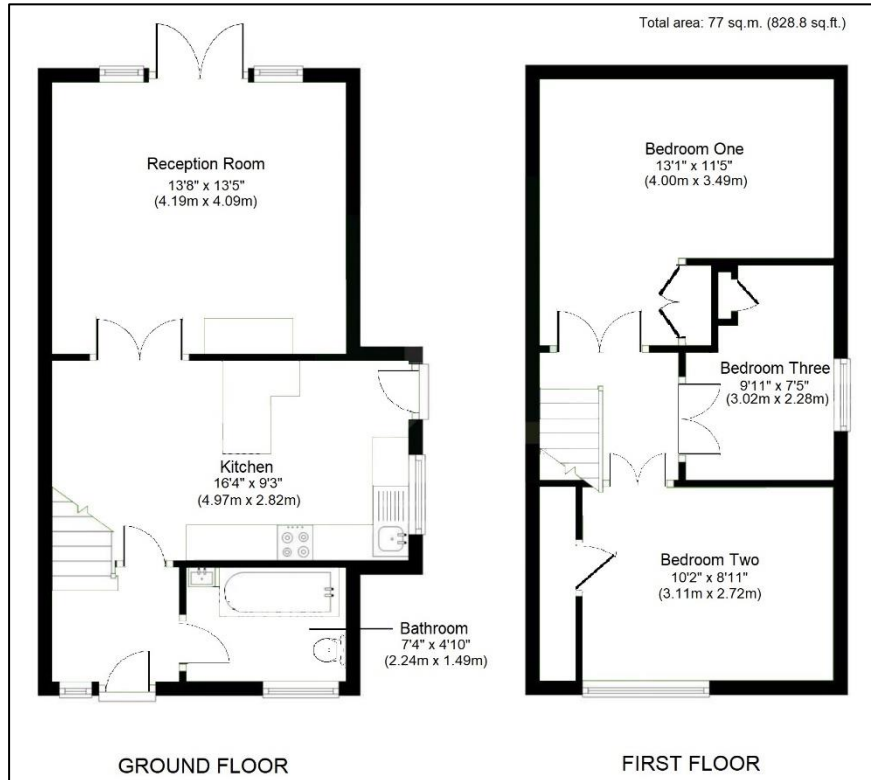
Rear Garden: Patio area set over 2 levels, pedestrian gate to shared driveway

Garage: Detached with up and over door.



Lane Gardens, Bushey Heath continued...





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

VIEWING IS STRICTLY BY APPOINTMENT THROUGH

JAMIE DEAN & CO
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Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.