



12 Herkomer Close, Bushey Village, WD23 3LW

£2,400 Per Calendar Month



AN EXTENDED FREEHOLD SEMI DETACHED HOUSE WITH SPACIOUS ACCOMMODATION COMPRISING: ENTRANCE HALL, CLOAKROOM, LOUNGE, DINING ROOM. LARGE KITCHEN, UTILITY ROOM, FOUR BEDROOMS AND FAMILY BATHROOM, together with gas central heating, double glazing, gardens to the front and rear. and off street parking. Situated in a residential cul de sac location within walking distance of Bushey Village, local schools and amenities. UNFURNISHED. AVAILABLE IMMEDIATELY

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, Amtico flooring.

LOUNGE

12'3" x 11'8"



Feature cast iron fireplace, picture rails, solid wood flooring, double glazed bay window to front.

DINING ROOM

18'0" x 12'9"

Feature fireplace, Amtico flooring, bi fold patio doors to rear garden, opening to kitchen, door to cloakroom.

CLOAKROOM

Comprising low level w.c., wall mounted wash hand basin, inset spotlights, extractor fan.

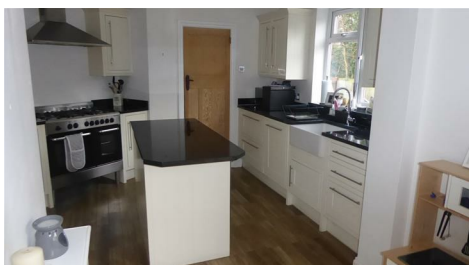
KITCHEN

13'7" x 9'3"



Comprising inset butler sink unit, range of wall and base units, integrated dishwasher, fridge/freezer, range cooker, stainless steel extractor hood, island unit incorporating storage and wine fridge, Amtico flooring, double glazed window to rear, door to utility room.

KITCHEN VIEW



UTILITY ROOM

6'0" x 6'0"

Wall mounted wall unit, storage units, washing machine and tumble drier, tiled floor, wall mounted gas boiler, double glazed window to rear.

FIRST FLOOR

Landing, access to loft space.

BEDROOM ONE

14'11" x 10'4"



Extensive range of wardrobes, wood flooring, double glazed bay window to front.

BEDROOM TWO

12'0" x 10'0"



Feature fireplace, built in wardrobe, picture rails, inset spotlights, wood flooring, double glazed window to rear.

BEDROOM THREE

13'5" x 9'2"



Built in wardrobes, picture rails, inset spotlights, wood flooring, double glazed window to rear.

BEDROOM FOUR

7'6" x 6'6"

Picture rails, wood flooring, double glazed window to front.

BATHROOM



White suite comprising panelled bath, pedestal wash hand basin, low level w.c., separate shower cubicle, tiled walls and floor, extractor fan, double glazed frosted window to rear.

OUTSIDE



Wide rear garden extends to approx 60ft in length, decked patio with inset lighting, lawn, flower borders.
Front: Gravelled area with flower borders.

COUNCIL TAX BAND

E

ENERGY EFFICIENCY RATING

D



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.