



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

California Lane

Bushey Heath, Bushey WD23 1ER

- Maisonette
- Two double bedrooms
- Share of freehold
- Garage

Guide Price £400,000 - £425,000

EPC Rating 'C'





Property Description

GUIDE PRICE £400,000 TO £425,000. A spacious TWO DOUBLE BEDROOM first floor maisonette set out over two floors located in the heart of Bushey Heath with convenient access to the amenities of the High Road directly from the communal gardens. On the first floor there is a large reception room with sliding doors to a private balcony overlooking California Lane and a separate good sized kitchen with a breakfast bar. On the second floor there are two large double bedrooms, the master with fitted wardrobes and a desk area and a family bathroom with bath and separate shower cubicle. The property also benefits residents parking and a garage as well as access to the well maintained communal gardens. Internal inspection highly advised.

We have been advised by the vendor that the Service Charge is approximately £1,500 per annum and the Ground Rent is peppercorn.







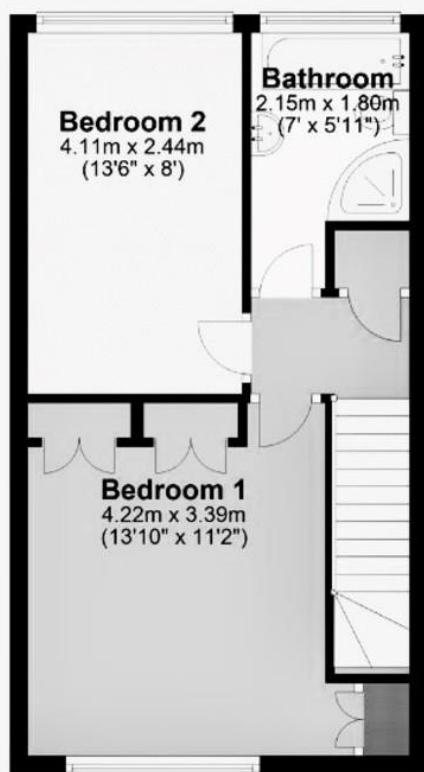
First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Second Floor

Approx. 36.2 sq. metres (389.2 sq. feet)

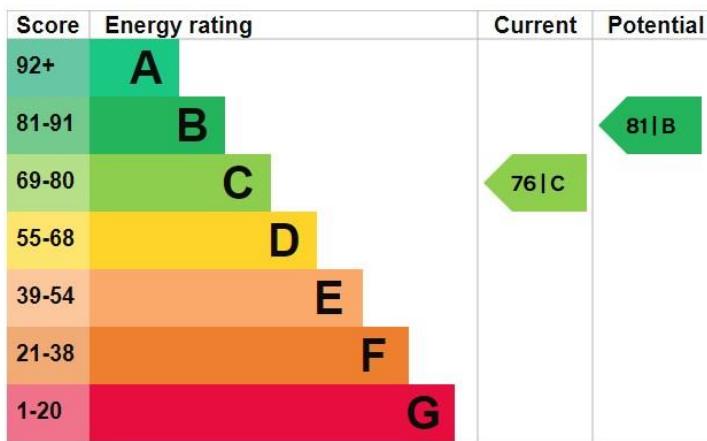


Ground Floor

Approx. 2.8 sq. metres (30.2 sq. feet)



Total area: approx. 71.1 sq. metres (764.8 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.