



## 9 Silverdale Road, Bushey, WD23 2LY

AN OLDER STYLE 4 BEDROOM DETACHED FAMILY HOME  
WITH MANY ORIGINAL FEATURES INCLUDING FIRE PLACES  
ENTRANCE PORCH, ENTRANCE HALL  
3 SEPARATE RECEPTION ROOMS & KITCHEN  
ALL BEDROOMS, BATHROOM & SHOWER ROOM OFF LANDING  
GAS CENTRAL HEATING, ORIGINAL WINDOWS  
MATURE REAR GARDEN  
OFF STREET PARKING  
SOUGHT AFTER RESIDENTIAL LOCATION OFF GRANGE ROAD  
WITHIN EASY REACH OF BUSHEY MAINLINE STATION

**Price £795,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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[www.churchillsbushey.co.uk](http://www.churchillsbushey.co.uk)

*These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract*



## ENTRANCE PORCH

Coat hanging space, door to

## ENTRANCE HALL

Staircase to the first floor,  
decorative covings

## RECEPTION ROOM 1

17'3" (5.26m) x 11'9" (3.58m)  
Open fire place feature, picture  
rail and decorative covings,  
window and door leading out to  
the garden



## RECEPTION ROOM 2

15'8" (4.78m) Into Bay x 10'9"  
(3.28m)  
Windows to the front bay,  
decorative covings



## RECEPTION ROOM 3

13'0" (3.96m) x 8'7" (2.62m)  
Beams to ceilings, windows to  
the front and side, arch way to  
the kitchen



## KITCHEN

10'8" (3.25m) x 8'7" (2.62m)  
Base units and wall cupboards,  
working surfaces with inset sink  
unit, cooker point, plumbing for  
dishwasher, space for fridge,  
windows to the side and  
overlooking the garden, stable  
door to the lean to

## LEAN TO

Doors to the front and rear,  
plumbing from washing machine

## FIRST FLOOR LANDING

Picture rail, airing cupboard  
housing hot water tank, window  
to the front, access to loft



## BEDROOM 1

13'0" (3.96m) x 10'9" (3.28m)  
Laminate wood flooring, picture  
rail, window to the front

## BEDROOM 2

12'0" (3.66m) x 10'9" (3.28m)  
Fitted wardrobe cupboard,  
picture rail, window overlooking  
the garden

## BEDROOM 3

13'0" (3.96m) x 6'5" (1.96m)  
Windows to the side and  
overlooking the garden

## BEDROOM 4

8'7" (2.62m) x 8'2" (2.49m)  
Window overlooking the garden

## SHOWER ROOM

Tiled shower cubicle, wash hand  
basin, low flush wc, window to  
the side

## BATHROOM

8'7" (2.62m) x 4'9" (1.45m)  
Panelled bath with mixer taps  
and shower attachment, low  
flush wc, wash hand basin,  
window to the front

## OUTSIDE

## REAR GARDEN

Mature well stocked rear garden  
with paved patio area, lawn,  
borders, shrubs and trees

## GARAGE / WORKSHOP

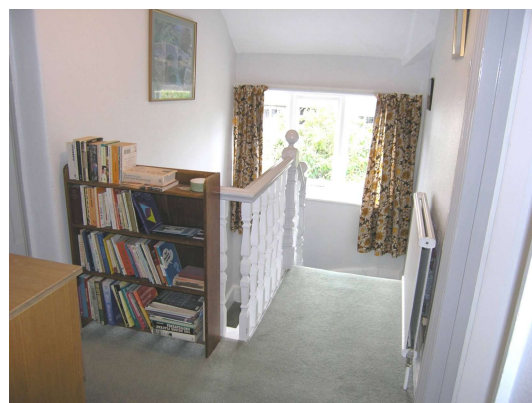
Up and over door to the front,  
light and power, door to the  
garden

## OFF STREET PARKING

To the front of the property

## COUNCIL TAX

Hertsmere Borough Council Tax  
Band £2612.90 (2017-2018)



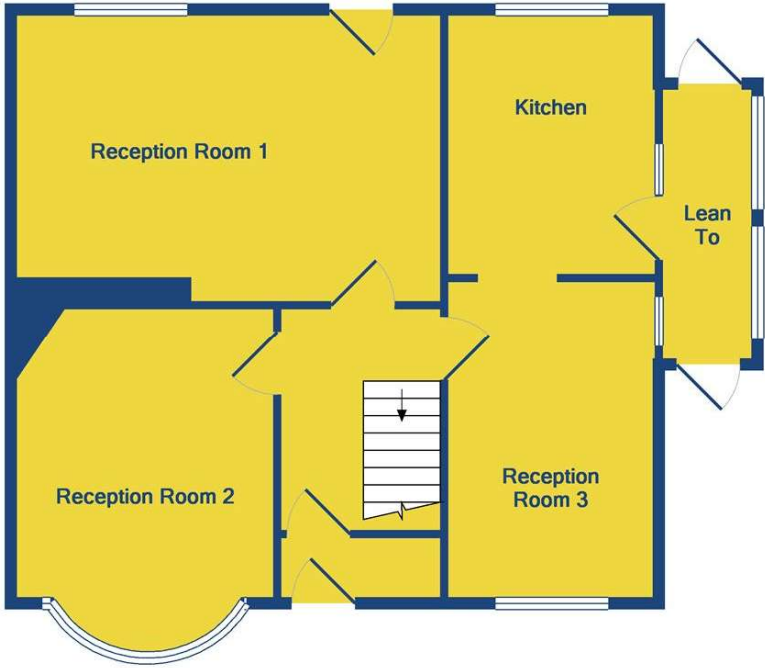




FLOORPLAN



1st Floor  
Approx. Floor  
Area 619 Sq.Ft.  
(57.5 Sq.M.)

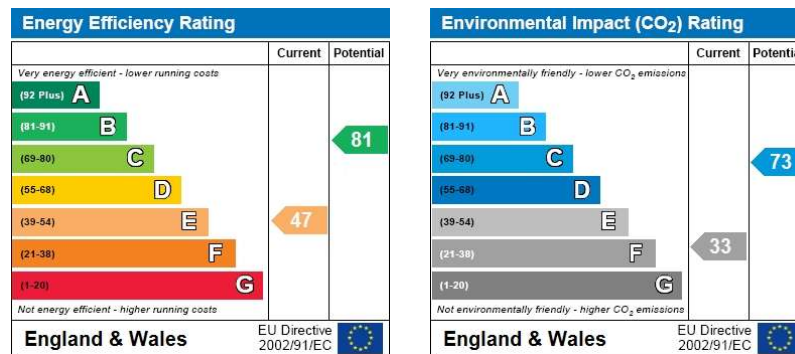


Ground Floor  
Approx. Floor  
Area 657 Sq.Ft.  
(61.0 Sq.M.)

Total Approx. Floor Area 1276 Sq.Ft. (118.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## ENERGY PERFORMANCE GRAPHS



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