



## 103b Bushey Grove Road, Bushey, WD23 2JN

**A MODERN EXTENDED 4 BEDROOM 2 BATHROOM DETACHED FAMILY HOME  
WELL MAINTAINED THROUGHOUT  
ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM  
16' LIVING ROOM, 13' DINING ROOM & 17' FAMILY/ TV ROOM  
22' RE-FITTED KITCHEN/ BREAKFAST ROOM  
BEDROOM 1 WITH EN-SUITE BATHROOM  
3 FURTHER BEDROOMS & FAMILY SHOWER ROOM  
GAS CENTRAL HEATING, DOUBLE GLAZING  
REAR GARDEN  
OFF STREET PARKING TO THE FRONT  
SOUGHT AFTER CONVENIENT RESIDENTIAL LOCATION**

**Price £750,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

**020-8950-0033**

**[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

Meter cupboard and shoe storage, door to

## ENTRANCE HALL

Engineered wood flooring, staircase to the first floor, inset spotlights

## CLOAKROOM

Low flush wc, wash hand basin, tiled walls and floor, double glazed window, inset spotlights

## LIVING ROOM

16'8" (5.08m) x 11'3" (3.43m)  
Modern cupboards and display units, laminate wood flooring, bi fold doors to the dining room

## DINING ROOM

13'2" (4.01m) x 9'8" (2.95m)  
Double glazed windows and double doors leading out to the garden, laminate wood flooring, inset spotlights, insulated and tiled roof

## KITCHEN/ BREAKFAST ROOM

22'5" (6.83m) x 7'5" (2.26m)  
Modern extended and re-fitted kitchen with range of base units and matching wall cupboards, granite working surfaces and breakfast bar, integrated dishwasher and washer/dryer, double electric oven, 5 ring gas hob with stainless steel extractor hood over, cupboard housing gas fired central heating boiler (replaced October 2020) space for American style fridge/freezer, tiled floor, double glazed window to the front and side

## FAMILY / TV ROOM

17'0" (5.18m) x 8'0" (2.44m)  
Storage cupboards with sliding doors, engineered oak flooring, double glazed windows to the front and rear





## FIRST FLOOR LANDING

Access to the loft space with pull down ladder, cupboard housing Megaflo hot water system, double glazed window to the side, laminate wood flooring, inset spotlights



## BEDROOM 1

15'7" (4.75m) x 8'7" (2.62m)  
Fitted wardrobe cupboards and matching bedside cabinets, laminate wood flooring, inset spotlights, double glazed window and door to



## EN-SUITE BATHROOM

6'8" (2.03m) x 5'7" (1.7m)  
Modern white suite comprising curved bath with independent rain shower over, curved glass screen, low flush wc, wash hand basin with fitted feature mirror with light, tiled walls and floor, inset spotlights, ladder radiator, double glazed window



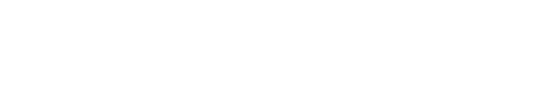
## BEDROOM 2

12'0" (3.66m) x 8'7" (2.62m)  
Fitted wardrobe cupboards, laminate wood flooring, inset spotlights, double glazed window



## BEDROOM 3

13'0" (3.96m) x 8'0" (2.44m)  
Fitted wardrobe cupboards, inset spotlights, laminate wood flooring, double glazed window



## BEDROOM 4

7'9" (2.36m) x 6'4" (1.93m)  
Laminate wood flooring, inset spotlights, double glazed window

## SHOWER ROOM

5'0" (1.52m) x 4'8" (1.42m)  
Shower cubicle with rain shower head, low flush wc, wash hand basin with cupboard under and feature mirror with LED lighting, inset spotlights, tiled walls and floor, double glazed window

## OUTSIDE

### REAR GARDEN

Lawn and borders, garden shed  
gated side access

### OFF STREET PARKING

To the front with own drive

### COUNCIL TAX

Hertsmere Borough Council Tax  
Band F £2707.23 (2021-2022)

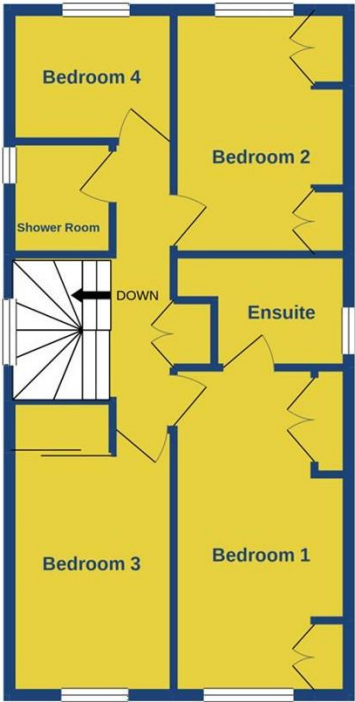


FLOORPLAN

Ground Floor

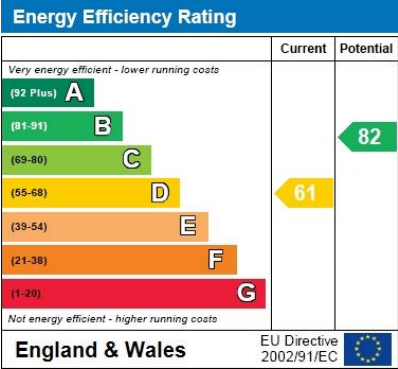


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2021

ENERGY PERFORMANCE  
GRAPH



Churchills Independent Estate Agents have prepared these particulars/plans as accurately and reliably as possible, as a guide to prospective purchasers. Any points of concern arising from the particulars/plans should be clarified with this office before travelling some distance to view the property. Measurements are approximate and subject to variation and must not be relied on for the purpose of ordering carpets, furnishings etc. No person in the employ of Churchills Independent Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property or its fittings. None of the statements contained in these particulars are to be relied on as statements of representations of fact.

Further details of all our properties can be obtained by visiting our web site at : [www.churchillsbushey.co.uk](http://www.churchillsbushey.co.uk)