



18 Grovehall Road, Bushey, WD23 2EH

Price £575,000 Freehold

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 Churchills Bushey



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18 Grovehall Road, Bushey, Hertfordshire, WD23 2EH

- A 4 Bedroom End Of Terrace
- Cul De Sac Location
- Cloakroom
- 18ft Living/ Dining Room
- Private 65ft Rear Garden
- Garage & Off Street Parking
- Close to Stations
- Energy Rating: B

A 4 BEDROOM END OF TERRACE HOUSE,
SITUATED IN A CUL DE SAC,
ENTRANCE HALL, CLOAKROOM, KITCHEN,
18FT LIVING/ DINING ROOM
4 BEDROOMS, BATHROOM,
GAS FIRED CENTRAL HEATING, DOUBLE GLAZING,
PRIVATE REAR GARDEN,
GARAGE, AMPLE OFF STREET TO THE FRONT,
WITHIN WALKING DISTANCE OF BOTH BUSHEY STATION
& WATFORD HIGH STREET STATION,
WATFORD TOWN CENTRE & LOCAL SCHOOLS





ENTRANCE HALL

Wood flooring, staircase to first floor with cupboard under

CLOAKROOM

Low flush wc, wash hand basin, part tiled walls, tiled floor, double glazed window to the side

KITCHEN 12'9" (3.89m) x 7'7" (2.31m) Max

Range of wall and base units, working surfaces, stainless steel sink unit with mixer tap and drainer, built in electric oven, gas hob, plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor, Vaillant wall mounted gas fired central heating boiler, double glazed window to the front, double glazed door leading to the outside

LIVING/ DINING ROOM 18'2" (5.54m) x 12'7" (3.84m)

Double glazed window to the rear, double glazed sliding patio doors leading on to the garden, wood flooring

FIRST FLOOR LANDING

Access to the loft, storage cupboard

BEDROOM 1 10'9" (3.28m) x 10'8" (3.25m)

Double glazed window to the rear, wardrobe cupboards

BEDROOM 2 12'9" (3.89m) x 7'0" (2.13m)

Double glazed window to the rear, wardrobe cupboard

BEDROOM 3 9'3" (2.82m) x 8'0" (2.44m)

Double glazed window to the front

BEDROOM 4 8'3" (2.51m) x 8'0" (2.44m)

Double glazed window to the front

BATHROOM

Panelled bath with hand held shower attachment, low flush wc, wash hand basin with pedestal, mirrored wall cabinet, chrome ladder radiator, tiled floor, part tiled walls, double glazed window to the side

OUTSIDE

PRIVATE REAR GARDEN

Approx 65ft, paved patio, lawn with borders, gated side access, outside light and tap

GARAGE

With up and over door to the front

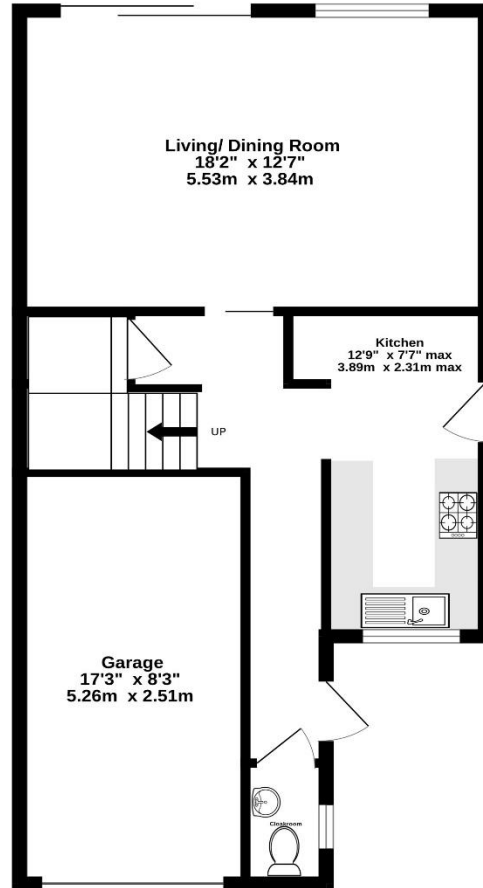
OFF STREET PARKING

Own driveway with block paving and parking for several cars

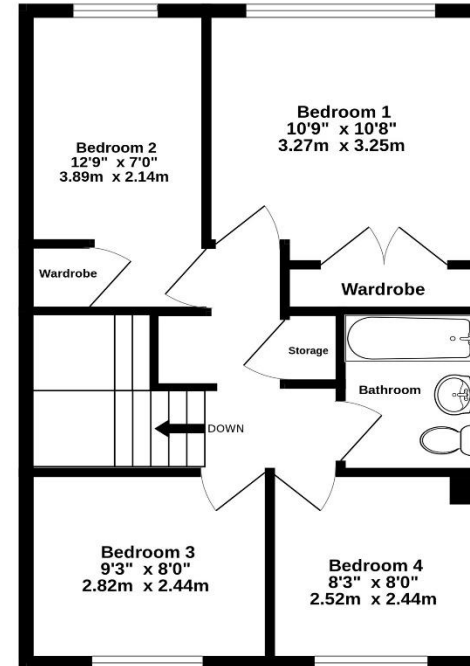
COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2619.51 2024/2025


Ground Floor



1st Floor

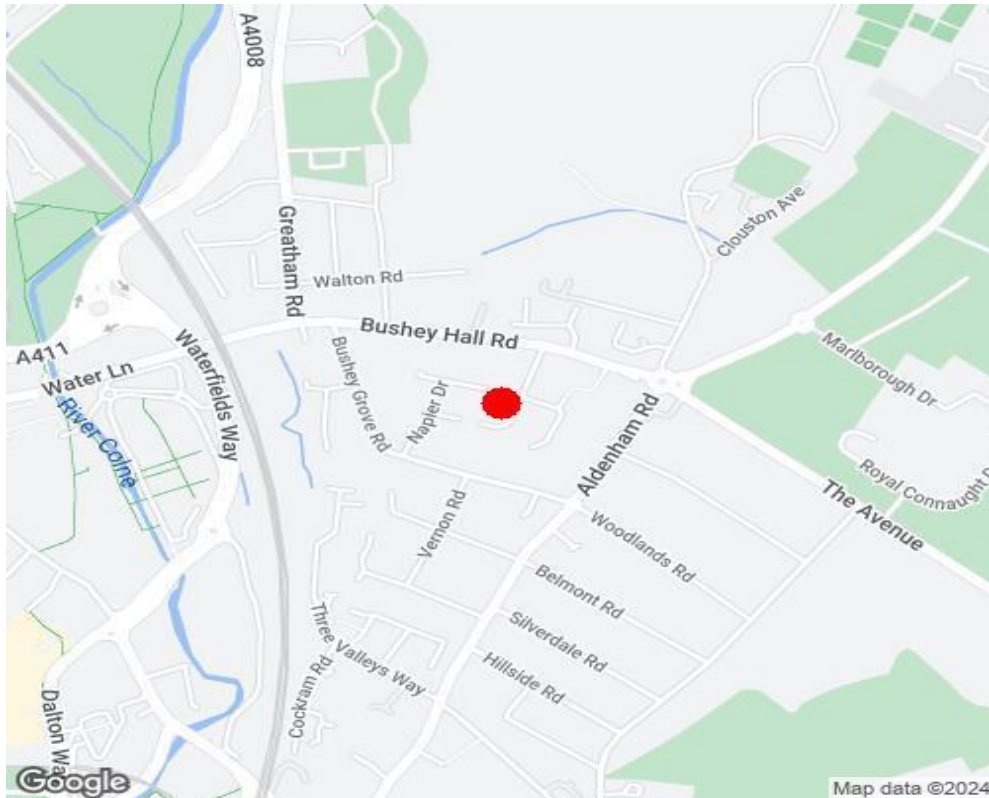


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.