



78a Little Bushey Lane, Bushey, WD23 4SE

Price £1,147,500 Freehold

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 ChurchillsBushey



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78a Little Bushey Lane, Bushey, Hertfordshire, WD23 4SE

- Immaculate 3/4 Bedroom Detached Family Home
- Maintained to a High Specification
- Handmade Kitchen
- Wardrobes to Bedrooms
- Villeroy & Boch Bathroom
- Secluded Mature Rear Garden
- Ample Off Street Parking to the Front for Several Cars
- Energy Rating; D

AN IMMACULATE 3/4 BEDROOM DETACHED FAMILY HOME
MAINTAINED TO A VERY HIGH SPECIFICATION

ENTRANCE HALL WITH BESPOKE OAK & GLASS STAIRCASE

2 RECEPTION ROOMS

HANDMADE SOLID OAK KITCHEN WITH GRANITE WORKTOPS

UTILITY ROOM, CLOAKROOM

STUDY / BEDROOM 4 ON GROUND FLOOR

WARDROBE CUPBOARDS TO BEDROOMS

VILLEROY & BOCH MODERN BATHROOM

GAS CENTRAL HEATING

FLUSH FITTING DOUBLE GLAZING WITH WOODEN BLINDS &
SHUTTERS

GATED SIDE ENTRANCE, MATURE SECLUDED REAR GARDEN

AMPLE OFF STREET PARKING FOR SEVERAL CARS

WITH OWN DRIVE TO THE FRONT

SOUGHT AFTER RESIDENTIAL LOCATION









ENTRANCE HALL

Solidor front door, bespoke oak and glass staircase to the first floor with cupboard under, solid Oak French flooring, oak internal doors and column radiators

CLOAKROOM

Low flush wc, wash hand basin, tiled floor, part tiled walls, inset spotlights

LIVING ROOM 18'8" (5.69m) Into Bay x 12'2" (3.71m)

Double glazed windows to front bay with fitted wooden blinds, limestone working fire place, mood lighting, door to

DINING ROOM 13'0" (3.96m) x 12'2" (3.71m)

Multi functional slide and pivot double glazed doors leading to the garden, skylight windows, archway to

KITCHEN 14'8" (4.47m) x 8'10" (2.69m)

Range of handmade solid oak units with granite worktops, inset sink unit, integrated dishwasher, magic corners, new electric double oven, ceramic hob with stainless steel extractor over, American style fridge/freezer (two years old), inset spotlights, tiled floor, double glazed window overlooking the garden, door to

UTILITY ROOM 9'11" (3.02m) x 7'0" (2.13m)

Base units and wall cupboards, circular sink unit with plumbed water softener under, washing machine, tumble dryer, wine fridge, tiled floor, inset spotlights, double glazed window and stable door to the garden, door to the garage/storage

STUDY/ BEDROOM 4 12'11" (3.94m) x 7'10" (2.39m)

Fitted Hammonds desks and cupboards, internet connection, double glazed window to the front with fitted blind

FIRST FLOOR LANDING

Access to loft space with pull down ladder, airing cupboard with radiator and fitted shelving, storage cupboard

BEDROOM 1 13'0" (3.96m) x 12'3" (3.73m)

John Lewis wardrobe cupboards and matching drawers, double glazed window to the front with fitted wooden blind

BEDROOM 2 12'3" (3.73m) x 10'9" (3.28m)

John Lewis wardrobe cupboards, double glazed window to the rear with fitted white shutters

BEDROOM 3 14'6" (4.42m) x 10'2" (3.1m)

Wardrobe cupboards, inset spotlights, double glazed window to the front with fitted wooden blind

BATHROOM 14'0" (4.27m) x 7'0" (2.13m)

Villeroy & Boch white suite with Phillippe Starck taps, panelled bath, separate shower cubicle, wash hand basin with glass shelves under and cupboard over with light and power, low flush wc, heated towel rails, tiled walls and floor, inset spotlights, double glazed windows with fitted white shutters

OUTSIDE

REAR GARDEN

80ft approx.

Large paved patio area with concealed downlighters, mature hedge borders, lawn and shrubs, garden uplighters, garden shed with light and power.

Spacious gated side entrance, further gate to the front.

GARAGE/ STORAGE 14'0" (4.27m) x 7'6" (2.29m)

Cupboard housing two year old Vaillant condensing boiler, sink unit, inset spotlights, double doors to the front, door to utility room

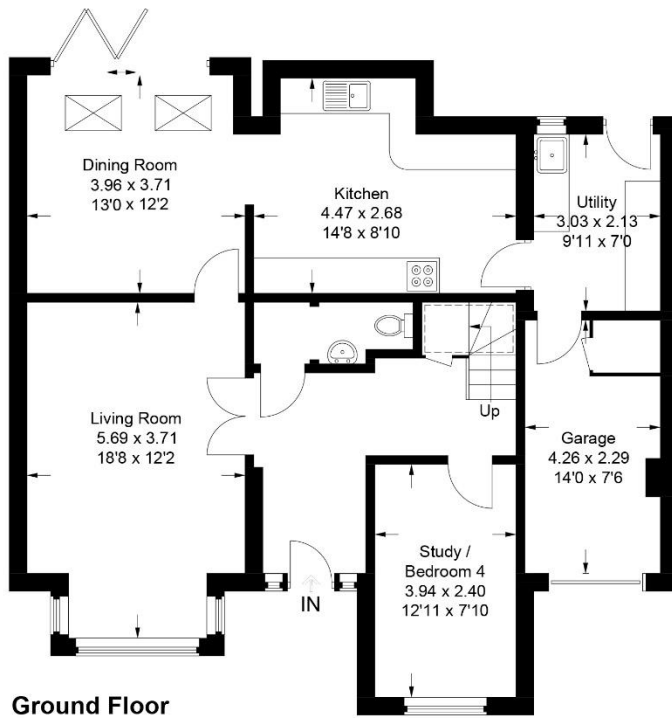
OFF STREET PARKING

Ample off street parking to the front for several cars with own drive, concealed lighting, raised flower beds

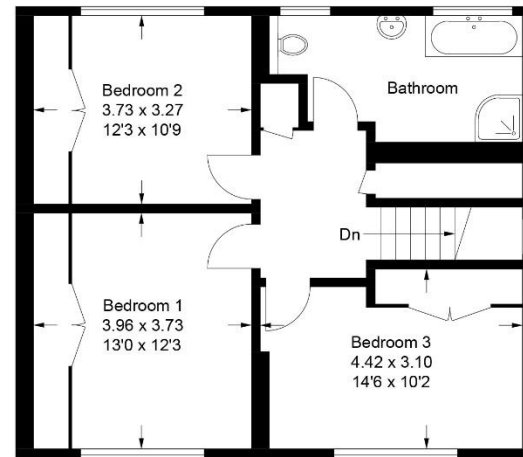
COUNCIL TAX

Hertsmere Borough Council Tax Band G £3572.04 2024/2025

Approximate Gross Internal Area
 Ground Floor = 94.0 sq m / 1,012 sq ft
 First Floor = 61 sq m / 657 sq ft
 Total = 155 sq m / 1,669 sq ft
 (Including Garage)




Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.