



1 The Birches, Bushey, WD23 4TW

Price £1,125,000 Freehold

5  2 

 ChurchillsBushey



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1 The Birches, Bushey, Hertfordshire, WD23 4TW

- Extended 5 Bed 2 Bath Detached House
- Well Presented
- Cul De Sac Location
- Kitchen/ Dining Room with Under Floor Heating
- Bedroom 1 With Ensuite
- Off Street Parking For Several Cars
- Close to A41/ M1 Transport Links
- Energy Rating:

AN EXTENDED 5 BEDROOM 2 BATHROOM DETACHED HOUSE, SITUATED IN A QUIET CUL DE SAC & WELL PRESENTED THROUGHOUT,

ENTRANCE PORCH, LIVING ROOM, TV ROOM,

OPEN PLAN KITCHEN, DINING ROOM WITH UNDER FLOOR HEATING,

SEPARATE UTILITY ROOM,

BEDROOM 1 WITH ENSUITE BATHROOM,

4 FURTHER BEDROOMS, FAMILY BATHROOM,

GAS CENTRAL HEATING, DOUBLE GLAZING,

REAR GARDEN,

OFF STREET PARKING TO THE FRONT FOR SEVERAL CARS,

SITUATED CLOSE TO LOCAL SCHOOLS & A41/ M1 TRANSPORT LINKS









ENTRANCE PORCH

Double glazed window to the front aspect, wood flooring, inset spotlights, double glazed doors leading on to open plan kitchen/ dining room

CLOAKROOM

Fully tiled, double glazed window to the front aspect, wash hand basin, low flush wc, chrome ladder radiator, extractor fan, inset spotlights, feature circular window to the front aspect

LIVING ROOM 18'10" (5.74m) x 11'11" (3.63m)

Double glazed French doors leading on to the garden, built in tv unit with storage, inset spotlights, double glazed window to the front bay

TV ROOM 9'11" (3.02m) x 9'2" (2.79m)

Fitted tv unit with storage, wood flooring, double glazed window to the rear aspect

OPEN PLAN/ KITCHEN DINING ROOM 22'3" (6.78m) x 21'7" (6.58m) Max

Range of wall and base units with granite working surfaces, undermount sink, eye level Neff double oven, ceramic hob with extractor hood over, built in Bosch dishwasher, space for large fridge freezer, wood flooring with under floor heating, inset spotlights, large walk in larder with lighting, ample space for dining table, double glazed window to the front aspect, double glazed bifloding doors leading on to the garden, staircase to the first floor, storage cupboard

UTILITY ROOM 7'9" (2.36m) x 7'1" (2.16m)

Base units, stainless steel sink unit with drainer, plumbing for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler (Vaillant), inset spotlights, wood flooring

FIRST FLOOR LANDING

Double glazed window to the front aspect, inset spotlights, access to loft

BEDROOM 1 12'2" (3.71m) x 11'10" (3.61m)

Double glazed window to the front aspect with fitted shutters, range of fitted wardrobes, inset spotlights

ENSUITE BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, wash hand basin with cupboard under, shaver point, low flush wc, chrome ladder radiator, mirrored wall cabinet, fitted wall mirror, double glazed window to the rear aspect

BEDROOM 2 16'6" (5.03m) x 10'11" (3.33m)

Double glazed window to the rear aspect with fitted shutters, fitted wardrobe cupboards along one wall, wood flooring, inset spotlights

BEDROOM 3 12'1" (3.68m) x 9'0" (2.74m)

Double glazed window to the front aspect with fitted shutters, fitted wardrobe cupboards with shelving, inset spotlights

BEDROOM 4 9'11" (3.02m) x 7'6" (2.29m)

Double glazed window to the rear aspect, wood flooring, inset spotlights

BEDROOM 5 12'1" (3.68m) x 7'7" (2.31m)

Double glazed window to the front aspect, fitted shelving, wood flooring

SHOWER ROOM

Fully tiled wet room, large walk in shower with rainwater shower head, wash hand basin with cupboard under, low flush wc, ladder radiator, mirrored wall cabinet inset spotlights, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

Mainly laid to lawn with paved patio area, outside tap and lighting, gated side access

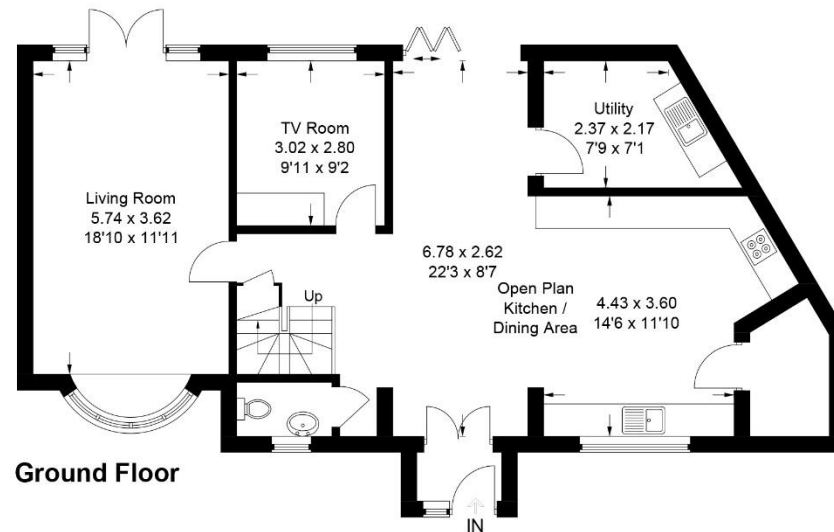
OFF STREET PARKING

Ample off street parking to the front for a number of cars via block paved driveway

COUNCIL TAX

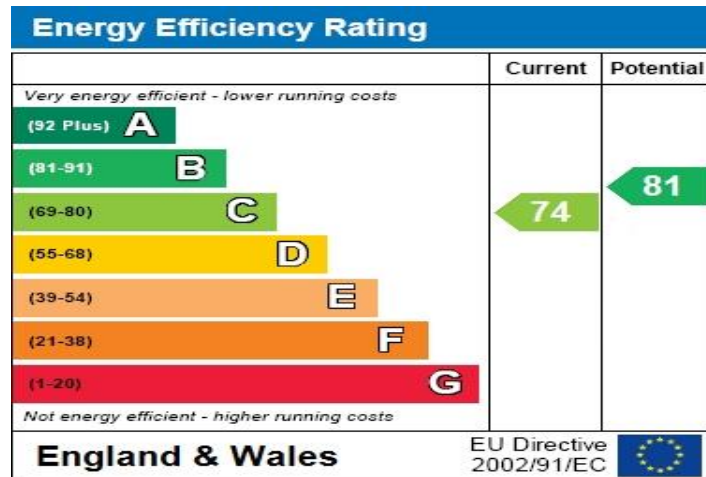
Hertsmere Borough Council, Tax Band G, £3572.04 2024/2025

Approximate Gross Internal Area
 Ground Floor = 94.9 sq m / 1,021 sq ft
 First Floor = 79.3 sq m / 853 sq ft
 Total = 174.2 sq m / 1,874 sq ft

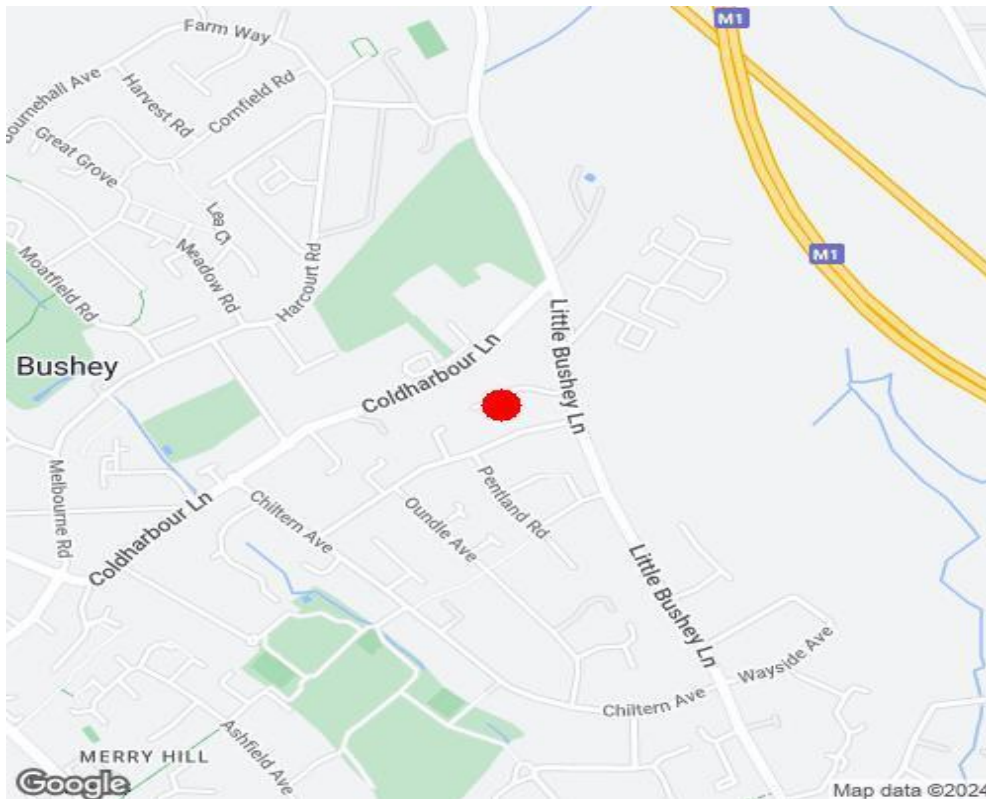


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Churchills Bushey
 72 High Street, Bushey, Hertfordshire, WD23 3HE
 T: 020 8950 0033
property@churchillsbushey.co.uk
<https://www.churchillsbushey.co.uk>



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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.