



5 Rudolph Road, Bushey, WD23 3DX

Price £675,000 Freehold

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5 Rudolph Road, Bushey, Hertfordshire, WD23 3DX

- A 4 Bed 2 Bath Semi Detached House
- Living Room & Dining Room
- Wet Room With Under Floor Heating
- Newly Fitted Wren Kitchen
- Bed 4 on 2nd floor
- New Roof (1 Year Old)
- Sought After Village Location
- Energy Rating: D

A 4 BEDROOM 2 BATHROOM VICTORIAN SEMI DETACHED HOUSE, ENTRANCE HALL, LIVING ROOM, DINING ROOM, DOWNSTAIRS WET ROOM WITH UNDER FLOOR HEATING, NEWLY FITTED WREN KITCHEN OPEN PLAN TO BREAKFAST ROOM, 3 BEDROOMS & FAMILY BATHROOM ON FIRST FLOOR, BEDROOM 4 ON THE SECOND FLOOR, GAS CENTRAL HEATING, DOUBLE GLAZING, WELL MAINTAINED REAR GARDEN, NEWLY FITTED ROOF (2023) WITH 25 YEAR GUARANTEE, SITUATED IN THE HEART OF BUSHEY VILLAGE CONSERVATION AREA, CLOSE TO LOCAL SHOPS, RESTAURANTS & SCHOOLS









ENTRANCE HALL

Staircase to first floor with storage cupboard under, wood flooring, dado rail, inset spotlights, column radiator, meter cupboard

WET ROOM

Fully tiled, shower, wash hand basin, fitted heated wall mirror, shaver point, Saniflo toilet, chrome ladder radiator, inset spot lights, extractor fan, electric under floor heating

LIVING ROOM 13'11" (4.24m) Into Bay x 13'0" (3.96m)

Double glazed wooden sash window to the front bay with fitted Thomas Sanderson shutters, attractive fireplace feature with fitted log burner, wood flooring, range of fitted Neville Johnson furniture, picture rail, column radiator, open plan to

DINING ROOM 14'3" (4.34m) x 10'8" (3.25m)

Range of fitted Neville Johnson furniture, wood flooring, column radiator, double glazed patio doors leading on to the garden

KITCHEN/ BREAKFAST ROOM 21'0" (6.4m) x 12'0" (3.66m)

Newly fitted Wren kitchen (2022). Range of wall and base units, quartz working surfaces, 1 1/2 bowl stainless steel under mount sink unit, 5 ring gas hob with extractor hood over, eye level double oven, built in large AEG fridge, Zanussi freezer and Bosch dishwasher, central workstation with quartz worktops, cupboards under & breakfast bar, extractor fan, Amtico flooring, cupboard housing wall mounted gas fired central heating boiler (Vaillant), double glazed wooden sash window to the side aspect, step down to

breakfast area - double aspect room with double glazed windows to the side and rear and double glazed patio doors leading on to the garden, additional wall cupboards with quartz working surfaces, plumbing for washing machine, inset spotlights, tiled floor with electric under floor heating

FIRST FLOOR LANDING

Dado rail, fitted storage cupboards one housing Megaflo, shelving, additional storage cupboard

BEDROOM 1 17'0" (5.18m) x 13'11" (4.24m) Into Bay

Double glazed wooden sash window to the front bay and additional window to the front with fitted Thomas Sanderson shutters, wood flooring, Sharp fitted wardrobe cupboards with sliding doors, matching dressing table, set of drawers and bedside drawers, picture rail

BEDROOM 2 14'3" (4.34m) x 11'0" (3.35m)

Double glazed wooden sash window to the rear, wood flooring

BEDROOM 3 12'0" (3.66m) x 10'4" (3.15m)

Double glazed window to the rear, fitted wardrobe cupboard and shelving, inset spot lights, column radiator

BATHROOM

Fully tiled. Panelled bath with hand held shower attachment over, large shower cubicle, fitted furniture incorporating wash hand basin, wc and storage, wall cabinet, fitted wall mirror, shaver point, extractor fan, ladder radiator, two double glazed wooden sash windows to the side aspect

SECOND FLOOR LANDING

BEDROOM 4 15'3" (4.65m) x 12'10" (3.91m)

Velux window with fitted blind to the rear, additional decorative Velux window , eaves storage

OUTSIDE

REAR GARDEN

Paved patio area, lawn, borders, tree, outside tap and lighting

ADDITIONAL GARDEN & GARAGE

The vendor informs us that they lease an additional piece of garden and a garage. This is under licence agreement with the brewery and may be able to be transferred to a new owner.

COUNCIL TAX


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

Approximate Gross Internal Area
 Ground Floor = 67.3 sq m / 724 sq ft
 First Floor = 67.8 sq m / 730 sq ft
 Loft Room = 28.2 sq m / 303 sq ft
 Total = 163.3 sq m / 1,757 sq ft



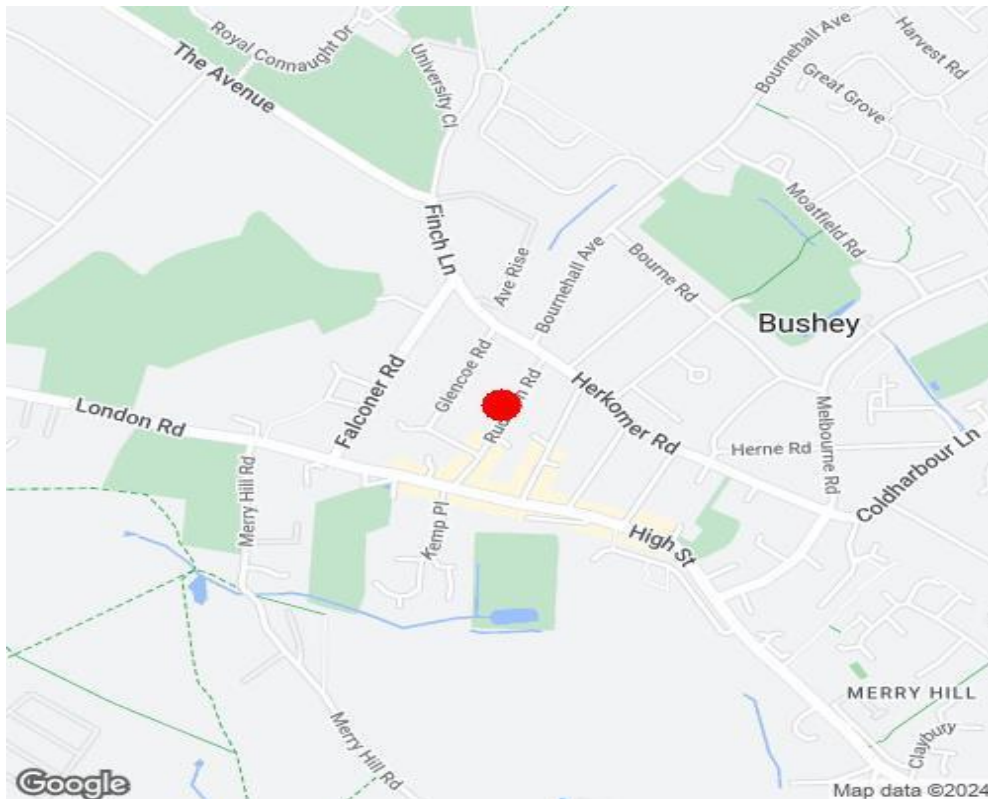
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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.