



133 Merry Hill Road, Bushey, WD23 1DF

Price £850,000 Freehold

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 **Churchills**Bushey



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133 Merry Hill Road, Bushey, Hertfordshire, WD23 1DF

- Extended 2/3 Bed 2 Bath Extended Bungalow
- Extensive Views To The Rear
- Well Maintained Throughout
- 18ft Living/ Dining Room
- Garage & Ample Parking
- Sought After Location
- No Upper Chain
- Energy Rating: D

AN EXTENDED 2/3 BEDROOM 2 BATHROOM DETACHED BUNGALOW,
WELL MAINTAINED THROUGHOUT,
ENTRANCE PORCH, ENTRANCE HALL,
18FT LIVING/ DINING ROOM, BEDROOM 3/ STUDY,
KITCHEN/ BREAKFAST ROOM, SEPARATE UTILITY ROOM,
DOUBLE GLAZED CONSERVATORY,
BEDROOM 1 WITH ENSUITE SHOWER ROOM,
BATHROOM WITH SEPARATE WC,
GAS CENTRAL HEATING, DOUBLE GLAZING,
ATTRACTIVE SOUTH FACING REAR GARDEN,
WITH EXTENSIVE VIEWS OVERLOOKING MERRY HILL FIELDS,
DOUBLE LENGTH GARAGE,
AMPLE OFF STREET PARKING TO THE FRONT,
SOUGHT AFTER LOCATION,
OFFERED FOR SALE WITH NO UPPER CHAIN











ENTRANCE PORCH

With double glazed sliding doors to the front, tiled floor, wall light

ENTRANCE LOBBY

Bifolding doors leading to the entrance hall, tiled floor

ENTRANCE HALL

Wood flooring, access to the loft via pull down ladder, large coat cupboard with sliding mirrored doors housing gas fired Baxi boiler

LIVING/ DINING ROOM 18'10" (5.74m) x 17'0" (5.18m)

Wood flooring, attractive brick built fire surround with fitted gas fire, inset spot lights, wall lights, Oriel window to the front, double glazed window to the rear aspect, double glazed window to the rear aspect, double glazed sliding doors leading on to the conservatory

BEDROOM 3/ STUDY 12'1" (3.68m) x 7'11" (2.41m)

Double glazed window to the rear aspect

DOUBLE GLAZED CONSERVATORY 18'4" (5.59m) x 8'8" (2.64m)

With fitted blind to windows and ceiling, tiled floor, work station, radiator, double glazed sliding patio doors leading on to the garden and double glazed casement door to the side

KITCHEN/ BREAKFAST ROOM 11'9" (3.58m) x 9'10" (3m)

Range of wall and base units, granite working surfaces, large stainless steel sink unit with drainer, induction hob with extractor hood over, space for fridge freezer, breakfast bar with views overlooking garden & fields, double glazed window to the side and rear aspects, inset spotlights, steps down to

UTILITY ROOM 8'6" (2.59m) x 7'11" (2.41m)

Tiled floor, door leading to rear garden and door to sideway, double glazed window to the side aspect, storage cupboard, plumbing for washing machine, space for tumble dryer

BEDROOM 1 12'6" (3.81m) x 11'11" (3.63m)

Double glazed window to the front aspect, range of fitted wardrobe cupboards and chest of drawers, sliding mirrored doors leading on to

EN SUITE SHOWER ROOM

Fully tiled. Independent shower cubicle, wash hand basin, mirrored wall cabinet, back to wall wc, inset spotlights, electric wall heater, double glazed window to the side aspect

BEDROOM 2 12'6" (3.81m) x 8'10" (2.69m)

Fitted wardrobe cupboards, bed recess, chest of drawers, double glazed window to the side aspect

BATHROOM

Fully tiled. bath with independent electric shower over, glass shower screen, corner wash hand basin with cupboard under, shaver point, chrome ladder radiator, inset spotlights, extractor fan, double glazed window to the side aspect

SEPARATE WC

Fully tiled. Back to wall wc, inset spotlights, double glazed window to the side aspect

OUTSIDE

REAR GARDEN

South Facing attractive rear garden with extensive views overlooking Merry Hill Fields. Steps down to large paved patio area, fish pond, lawn, borders and shrubs, rear patio area, outside light and tap, garden shed

DOUBLE LENGTH GARAGE 26'0" (7.92m) x 8'6" (2.59m)

With remote controlled up and over door to the front, sliding door leading to the entrance porch, window to the side, storage cupboards, radiator, light and power, access to loft

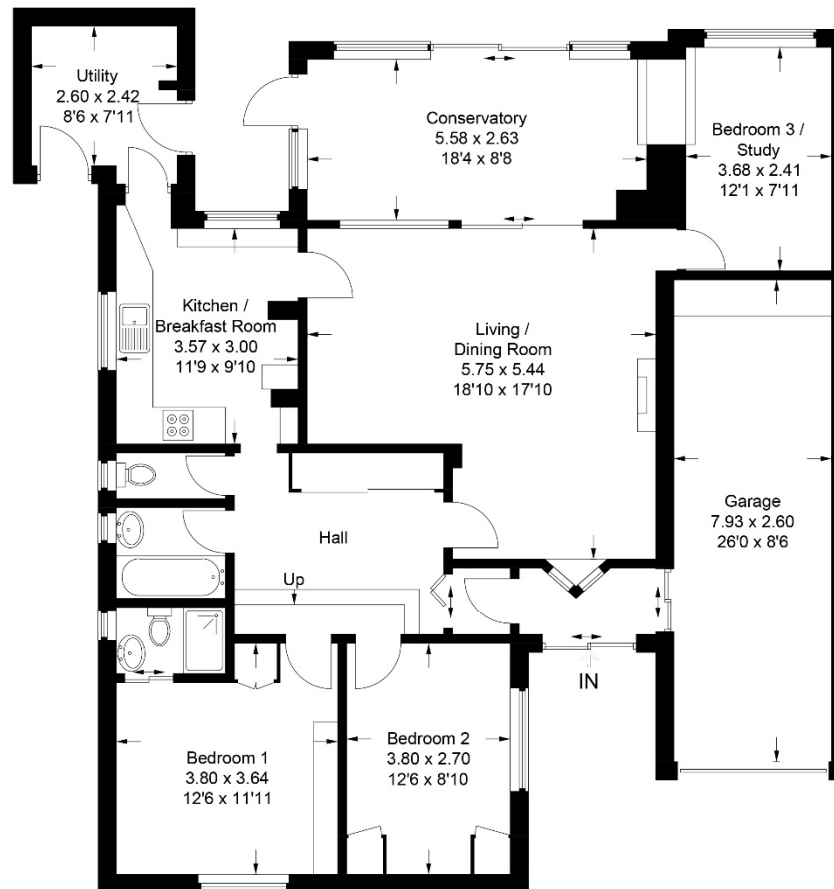
OFF STREET PARKING

Ample off street parking to the front of the property via own driveway

COUNCIL TAX

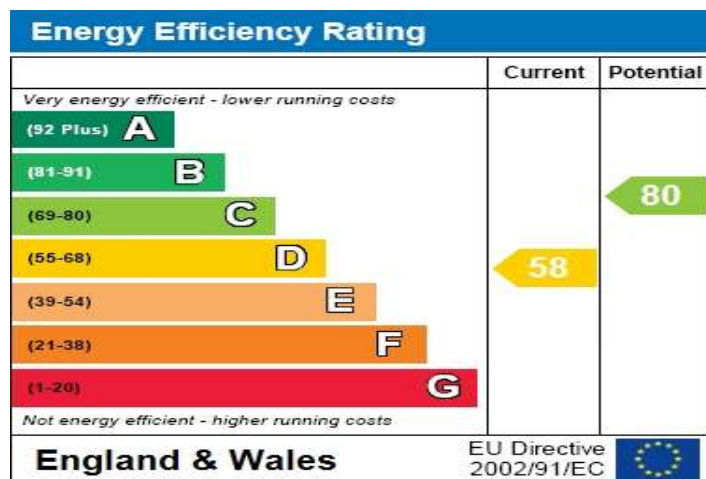
Hertsmere Borough Council, Tax Band F £3095.78 2024/2025

Approximate Gross Internal Area = 142.4 sq m / 1,533 sq ft
(Including Garage)



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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Part of the **F** fairfield family



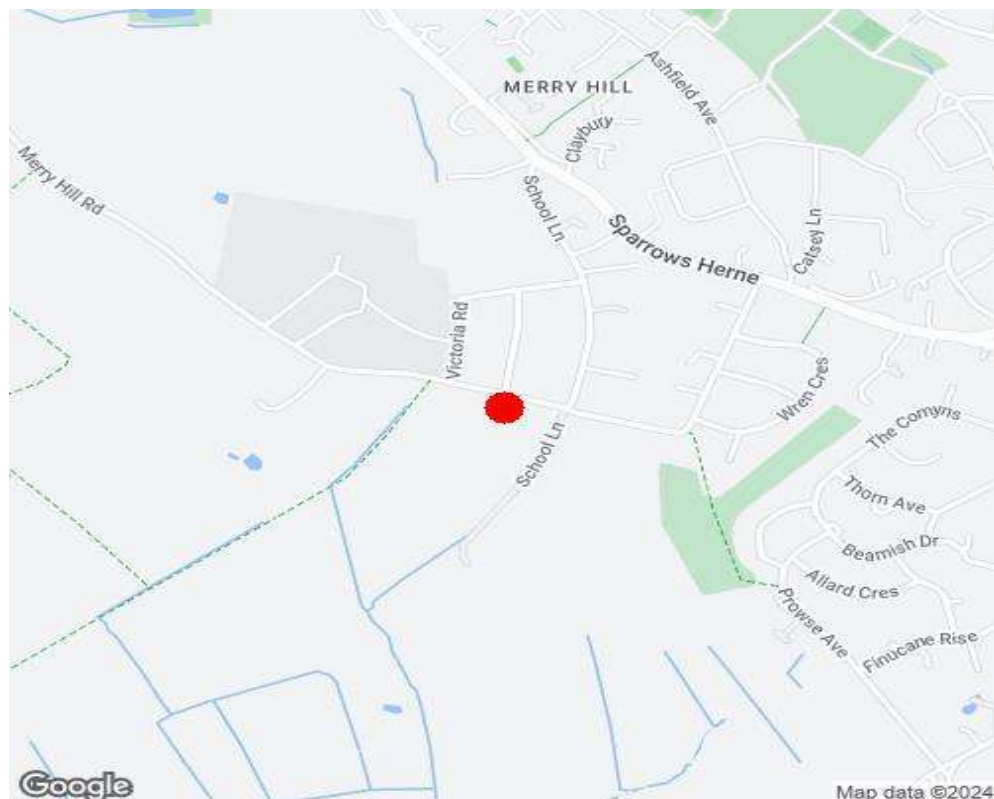
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Important Notice:

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.