



1 Belmont Road, Bushey, WD23 2JT

Price £950,000 Freehold

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 ChurchillsBushey



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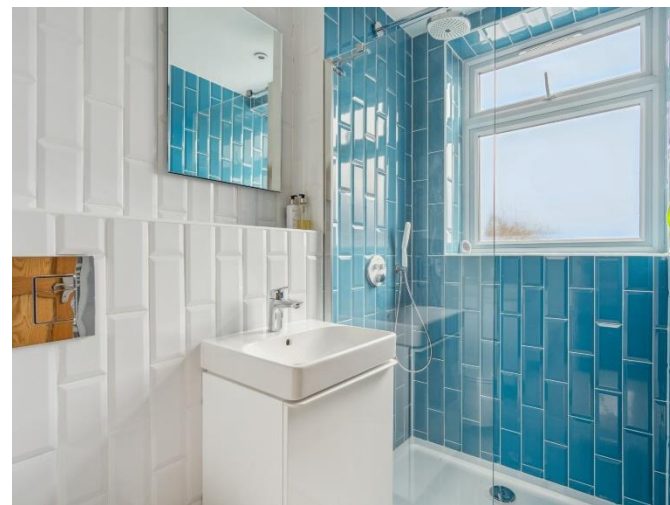
- Extended 5/6 Bed Semi
- Recently Refurbished
- Large Open Plan Kitchen/ Family Room
- Ground Floor Bedroom With Ensuite
- Main Bedroom With Dressing Room & Ensuite
- Off Street Parking
- Close To Station
- Energy Rating: C

AN EXTENDED 5/6 BEDROOM 5 BATHROOM SEMI DETACHED HOUSE,
RECENTLY REFURBISHED BY THE CURRENT OWNERS TO A HIGH STANDARD,
ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, CLOAKROOM,
LARGE OPEN PLAN KITCHEN/ FAMILY ROOM, UTILITY ROOM,
GROUND FLOOR BEDROOM (CURRENTLY PLAYROOM) WITH ENSUITE,

THREE BEDROOMS (2 WITH ENSUITE) & FAMILY BATHROOM,
ALL ON FIRST FLOOR,
MAIN BEDROOM WITH DRESSING ROOM & ENSUITE BATHROOM,
ALONG WITH AN OFFICE/STUDY ON SECOND FLOOR,
GAS CENTRAL HEATING, DOUBLE GLAZING,
SOUTH WEST FACING REAR GARDEN,
OFF STREET PARKING TO THE FRONT,
SITUATED ON A SOUGHT AFTER ROAD IN BUSHEY,
WITHIN WALKING DISTANCE OF BUSHEY MAIN LINE STATION









ENTRANCE PORCH

Tiled floor, inset spotlights, wall storage units

ENTRANCE HALL

Wood flooring, staircase to the first floor with storage under

LIVING ROOM 15'5" (4.7m) x 13'0" (3.96m)

Double glazed windows to the front bay with fitted shutters, wood flooring, cast iron fireplace, alcove shelving and cupboard, inset spotlights

PLAYROOM/ BEDROOM 6 11'10" (3.61m) x 8'2" (2.49m)

Double glazed window to the front with fitted shutters, built in storage unit, inset spotlights

ENSUITE SHOWER ROOM

Fully tiled. Large walk in shower, back to wall wc, vanity unit incorporating wash hand basin with cupboard under, ladder radiator, inset spotlights, extractor fan, double glazed window to the side

KITCHEN/ FAMILY ROOM 27'9" (8.46m) x 20'10" (6.35m)

Modern fitted kitchen with a range of wall and base units, working surfaces, Bosch induction hob with chimney hood over, eye level double oven.

Central island with cupboards under and butler sink with mixer tap, built in Whirlpool dishwasher, wine fridge & wine rack.

Space for fridge freezer, double glazed window to the side with fitted shutters, storage cupboard (under stairs), fitted storage cupboards, fire place feature with log burner, double glazed windows to the rear (one with fitted shutters), double glazed door leading on to the garden, tiled floor, inset spotlights, 2 Velux windows, space for sofas

UTILITY ROOM

Wall and base units, granite working surfaces with butler sink and mixer tap, plumbing for washing machine and space for tumble dryer, cupboard housing Megaflo, wood flooring, inset spotlights

CLOAKROOM

Fully tiled. Back to wall wc, vanity unit incorporating wash hand basin, cupboard housing Vaillant wall mounted gas fired central heating boiler, inset spotlights

FIRST FLOOR LANDING

Storage cupboard

BEDROOM 2 12'7" (3.84m) x 11'1" (3.38m)

Double glazed windows to the front with fitted shutters, fitted wardrobe cupboards, inset spotlights, door to

ENSUITE SHOWER ROOM

Fully tiled. Walk in shower, vanity unit incorporating wash hand basin with drawers under, back to wall wc, shelving, ladder radiator, inset spotlights, extractor fan

BEDROOM 3 11'8" (3.56m) x 8'0" (2.44m)

Double glazed window to the front with fitted shutters, inset spotlights, door to

ENSUITE SHOWER ROOM

Fully tiled. Walk in shower, vanity unit incorporating wash hand basin with cupboard under, back to wall wc, ladder radiator, recess shelving, inset spotlights, extractor fan, double glazed window to the rear

BEDROOM 4 11'3" (3.43m) x 10'8" (3.25m)

Double glazed window to the rear with fitted shutters, fitted wardrobe cupboards with sliding doors and inset lighting, inset spotlights

BEDROOM 5 11'6" (3.51m) x 7'8" (2.34m)

With sliding pocket door, double glazed window to the rear with fitted shutters, fitted wardrobe cupboards with sliding doors, inset spotlights

FAMILY BATHROOM

Fully tiled. Bath with independent shower over, vanity unit incorporating wash hand basin with cupboard under, ladder radiator, low flush wc, inset spotlights, extractor fan, double glazed window to the side

SECOND FLOOR LANDING

Inset spotlights

BEDROOM 1 17'2" (5.23m) x 16'4" (4.98m)

Double glazed window to the rear with fitted shutters, Velux windows to the front with fitted blinds, inset spotlights, eaves storage, archway to dressing room and archway to ensuite bathroom

WALK IN DRESSING ROOM

Inset spotlights, wardrobe cupboards

ENSUITE BATHROOM

Fully tiled. Roll top bath with hand held shower attachment, independent shower cubicle, back to wall wc, vanity unit incorporating wash hand basin with cupboard under, ladder radiator, Velux window to the rear, inset spotlights, extractor fan, eaves storage

OFFICE/STUDY 10'6" (3.2m) x 10'6" (3.2m)

Double glazed window to the side with fitted shutters, inset spotlights

OUTSIDE

REAR GARDEN

South West Facing garden with paved patio area, lawn, outside lighting, outside tap, gated side access

OFF STREET PARKING

To the front of the property

COUNCIL TAX

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

Approximate Gross Internal Area
 Ground Floor = 101.9 sq m / 1,097 sq ft
 First Floor = 70.6 sq m / 760 sq ft
 Second Floor = 49.2 sq m / 530 sq ft
 Total = 221.7 sq m / 2,387 sq ft




Ground Floor

First Floor

Second Floor

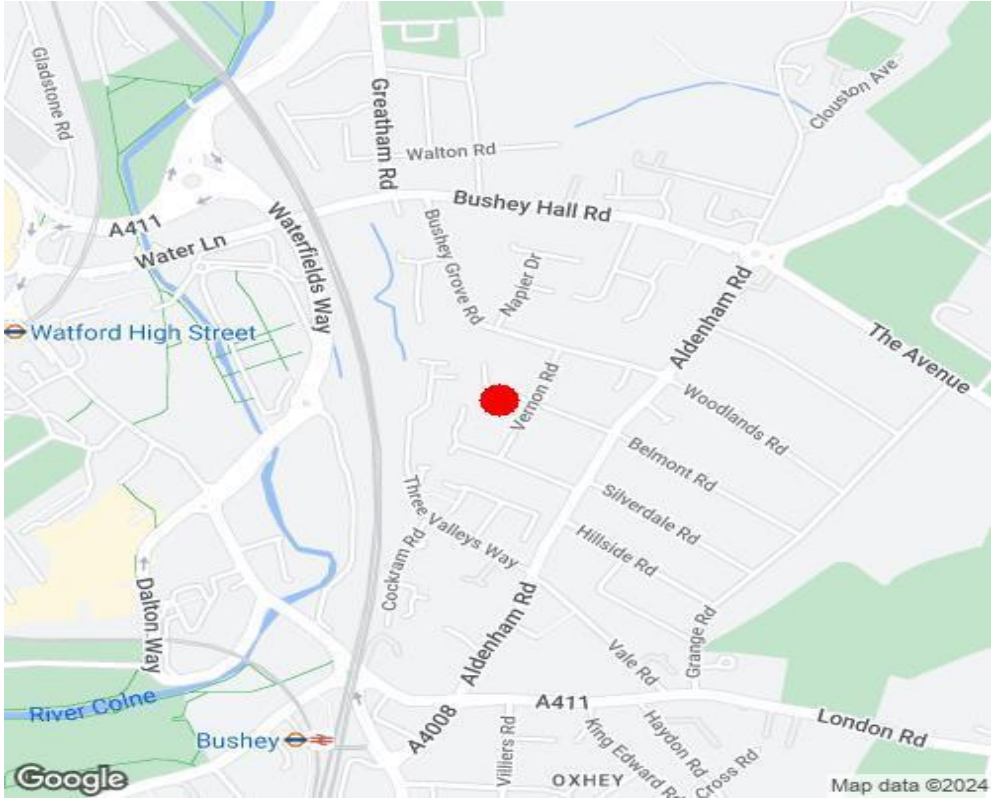
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	72	79
(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.