



81 Bushey Grove Road, Bushey, WD23 2GJ

Price £900,000 Freehold

4  2 

 ChurchillsBushey



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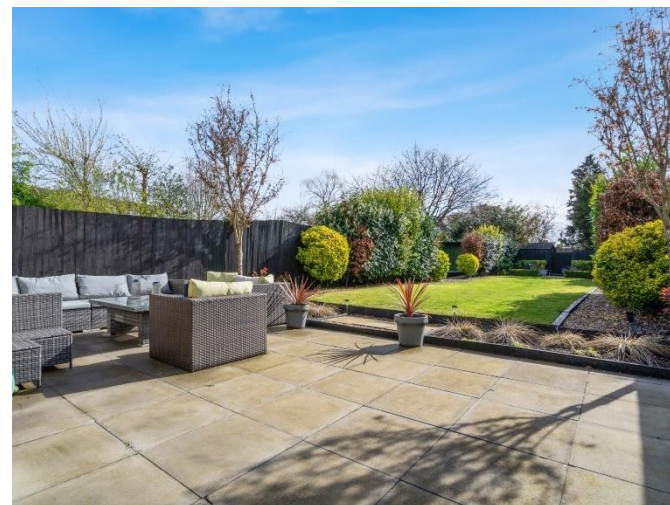
81 Bushey Grove Road, Bushey, Hertfordshire, WD23 2GJ

- Extended 4 Bed 2 Bath Semi
- Open Plan Kitchen/ Dining/ Family Room
- Ample Storage Throughout
- South Facing Garden With Entertaining Area
- Flood Lit Golf Garden
- Off Street Parking
- Close To Station
- Energy Rating: C

AN EXTENDED 4 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE, TASTEFULLY DECORATED & WITH AMPLE STORAGE THROUGHOUT, ENTRANCE HALL, CLOAKROOM, LIVING ROOM OPEN PLAN FAMILY ROOM/ KITCHEN/ DINING ROOM, SEPARATE UTILITY ROOM, BEDROOM 1 WITH ENSUITE SHOWER ROOM, 2 FURTHER BEDROOMS & FAMILY BATHROOM ON FIRST FLOOR, BEDROOM 3 ON SECOND FLOOR, GAS CENTRAL HEATING, DOUBLE GLAZING, ATTRACTIVE SOUTH FACING GARDEN WITH ENTERTAINING AREA, FLOOD LIT GOLF GARDEN, OFF STREET PARKING TO THE FRONT, CONVENIENT RESIDENTIAL LOCATION CLOSE TO BUSHEY STATION









ENTRANCE HALL

Wood effect vinyl flooring, inset spot lights, staircase to the first floor with cupboards under

CLOAKROOM

Vinyl flooring, low flush wc, wash hand basin with cupboard under, mirrored wall cabinet

LIVING ROOM 14'3" (4.34m) x 13'7" (4.14m)

Double glazed window to the front bay, feature bioethanol fire, alcove shelving

FAMILY/DINING ROOM 26'10" (8.18m) x 11'6" (3.51m)

Double glazed window to the side aspect, fitted storage units, open plan to

KITCHEN 14'11" (4.55m) x 9'10" (3m)

Range of wall and base units, granite working surfaces, breakfast bar, 1 1/2 bowl under mount stainless steel sink, 5 ring gas hob with extractor chimney hood over, 2 built in electric ovens, recess housing large fridge freezer, integrated dishwasher, cupboard housing gas fired central heating boiler, double glazed window to the side and rear, double glazed door leading on to the garden

UTILITY ROOM

Wood effect vinyl flooring, working surfaces, circular stainless steel sink, plumbing for washing machine, space for tumble dryer, heated towel radiator, storage cupboard and shelving

FIRST FLOOR LANDING

Storage cupboard

BEDROOM 1 11'9" (3.58m) x 11'5" (3.48m)

Double glazed window to the rear aspect, fitted wardrobes with bed recess, door to

ENSUITE SHOWER ROOM

Corner shower cubicle, wash hand basin with cupboard under, mirrored wall cabinet, low flush wc, inset spotlights, extractor fan, double glazed window to the side aspect

BEDROOM 2 11'6" (3.51m) x 11'5" (3.48m)

Double glazed window to the front aspect, fitted wardrobe cupboards with bed recess

BEDROOM 4 10'2" (3.1m) x 8'9" (2.67m)

Double glazed window to the rear aspect, access to boarded and insulated loft

FAMILY BATHROOM

Panelled bath with independent shower over, glass shower screen, wash hand basin with cupboard under, mirrored wall cabinet, chrome ladder radiator, low flush wc, part tiled walls, extractor fan, double glazed window to the front aspect

SECOND FLOOR LANDING

Staircase to the first floor, eaves storage, additional storage cupboard housing Megaflo

BEDROOM 3 14'10" (4.52m) x 10'11" (3.33m)

Double glazed window to the rear aspect, fitted wardrobes and drawers, eaves storage cupboards

OUTSIDE

REAR GARDEN

Large paved patio area, covered entertainment area, lawn with shrubs, additional patio area to the rear, outside tap, light and power, flood lit golf garden, 2 timber sheds one with power, gated side access

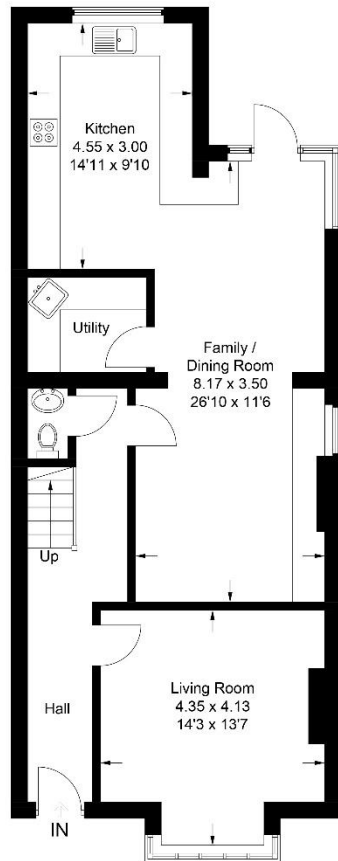
OFF STREET PARKING

Block paved pathway to the front

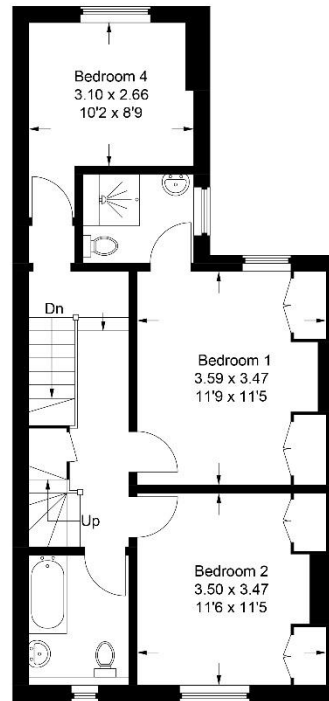
COUNCIL TAX

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

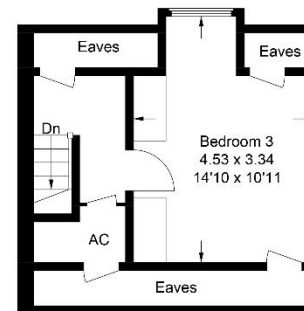
Approximate Gross Internal Area
 Ground Floor = 74.7 sq m / 804 sq ft
 First Floor = 56.1 sq m / 604 sq ft
 Second Floor = 19.3 sq m / 208 sq ft
 Total = 150.1 sq m / 1,616 sq ft
 (Excluding Eaves)



Ground Floor




First Floor



Second Floor

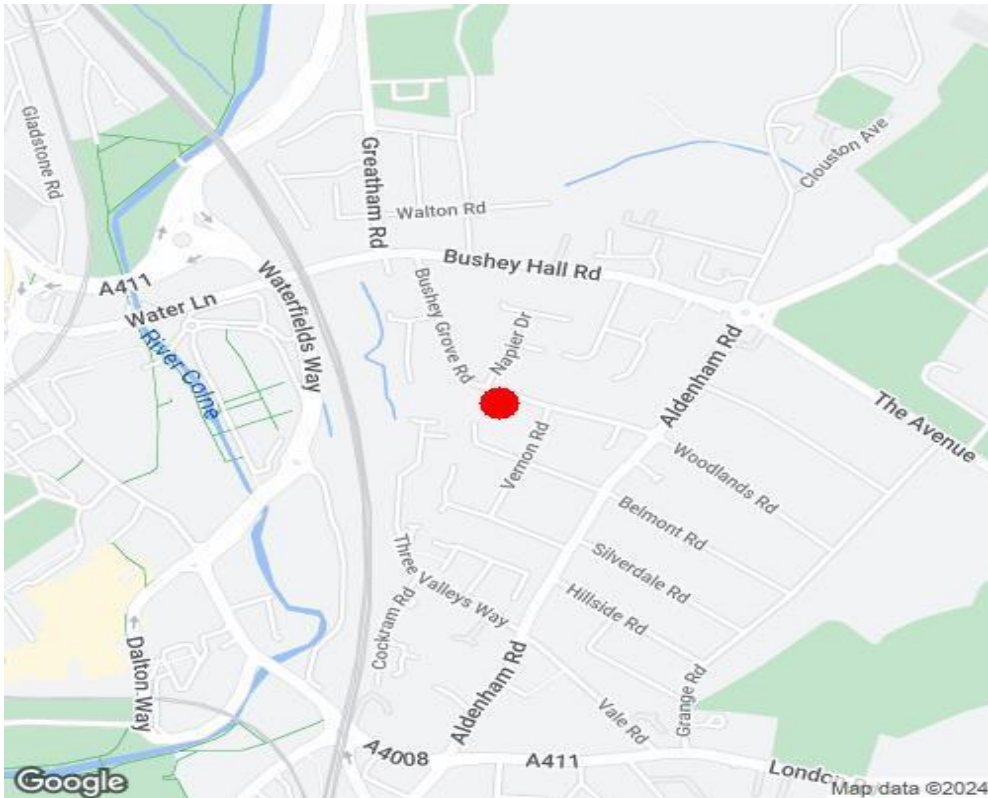
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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



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.