



69c Bushey Grove Road, Bushey, WD23 2GJ

Price £599,950 Freehold

4  2 

 ChurchillsBushey



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69c Bushey Grove Road, Bushey, WD23 2GJ

- Spacious 4 Bed 2 Bath Town House
- Versatile Family Accommodation
- Ground Floor Shower Room
- 28ft Living/ Dining Room
- Integral Garage & Off Street Parking
- Electric Vehicle Charger
- Easy Reach Of Watford Town Centre
- Energy Rating: C

A SPACIOUS 4 BEDROOM 2 BATHROOM TOWN HOUSE, OFFERING VERSATILE FAMILY ACCOMMODATION, ENTRANCE HALL, GROUND FLOOR SHOWER ROOM & BEDROOM, 28FT LIVING/DINING ROOM & KITCHEN ON FIRST FLOOR, 3 BEDROOMS & FAMILY BATHROOM ON SECOND FLOOR, GAS CENTRAL HEATING, DOUBLE GLAZING, SOUTH FACING REAR GARDEN, INTEGRAL GARAGE PLUS OFF STREET PARKING TO THE FRONT, CONVENIENT RESIDENTIAL LOCATION, WITHIN EASY REACH OF WATFORD TOWN CENTRE AND BUSHEY MAINLINE STATION







ENTRANCE HALL

Storage cupboard housing wall mounted gas fired central heating boiler, two additional storage cupboards, staircase to the first floor

GROUND FLOOR SHOWER ROOM

With corner shower cubicle, low flush wc, wash hand basin with pedestal, mirrored wall cabinet, chrome ladder radiator, part tiled walls, tiled floor, plumbing for washing machine, double glazed window to the rear aspect

BEDROOM 4/ STUDY 10'1" (3.07m) x 8'2" (2.49m)

Double glazed window to the rear aspect and double glazed door leading on to the garden

FIRST FLOOR LANDING

LIVING/ DINING ROOM 28'1" (8.56m) x 15'5" (4.7m)

Double aspect room with double glazed windows to the front and rear aspects, fire place feature with fitted electric fire, staircase to the 2nd floor

KITCHEN 9'11" (3.02m) x 6'8" (2.03m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, cooker point, space for under counter fridge, cooker point, part tiled walls, vinyl flooring, double glazed window to the front aspect

SECOND FLOOR LANDING

Access to the loft via pull down ladder, storage cupboard

BEDROOM 1 12'5" (3.78m) x 8'7" (2.62m)

Double glazed window to the front aspect, wardrobe cupboard

BEDROOM 2 13'0" (3.96m) x 8'7" (2.62m) Max

Double glazed window to the rear aspect, wardrobe cupboard

BEDROOM 3 10'0" (3.05m) x 7'7" (2.31m)

Double glazed window to the rear aspect

FAMILY BATHROOM

Panelled bath with hand held shower attachment, low flush wc, wash hand basin with pedestal, wall cabinet, chrome ladder radiator, part tiled walls, vinyl flooring, double glazed window to the front aspect

OUTSIDE

REAR GARDEN

South facing garden with paved patio area, lawn with borders and shrubs, outside light and tap, garden shed, rear pedestrian access

INTEGRAL GARAGE 16'3" (4.95m) x 8'5" (2.57m)

Up and over door to the front, light and power, personal door leading in to the entrance hall

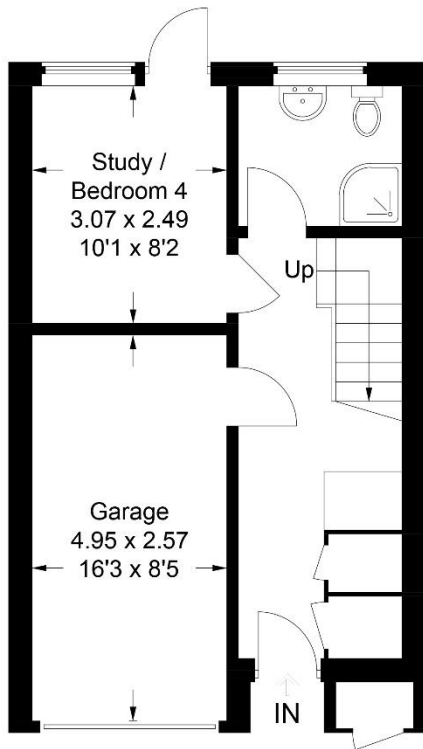
OFF STREET PARKING

To the front of the property for 2 cars, additional parking available on forecourt shared with seven neighbouring properties

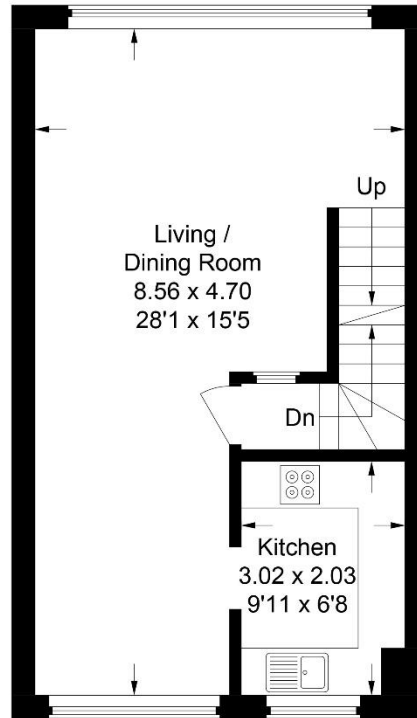
COUNCIL TAX

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

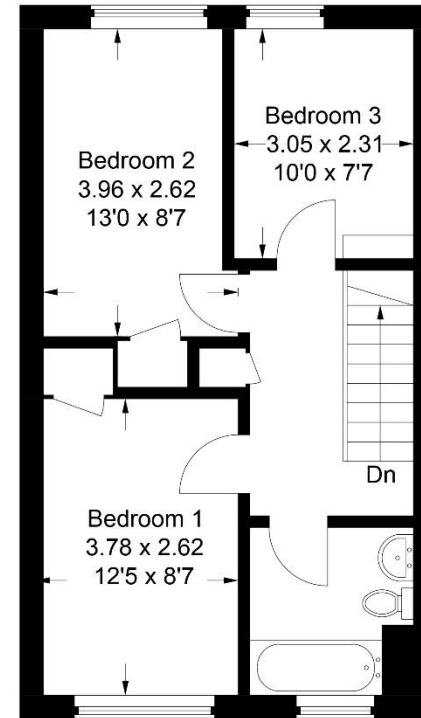
Approximate Gross Internal Area
 Ground Floor = 38.0 sq m / 409 sq ft (Including Garage)
 First Floor = 40.6 sq m / 437 sq ft
 Second Floor = 40.6 sq m / 437 sq ft
 Total = 119.2 sq m / 1283 sq ft



Ground Floor




First Floor



Second Floor

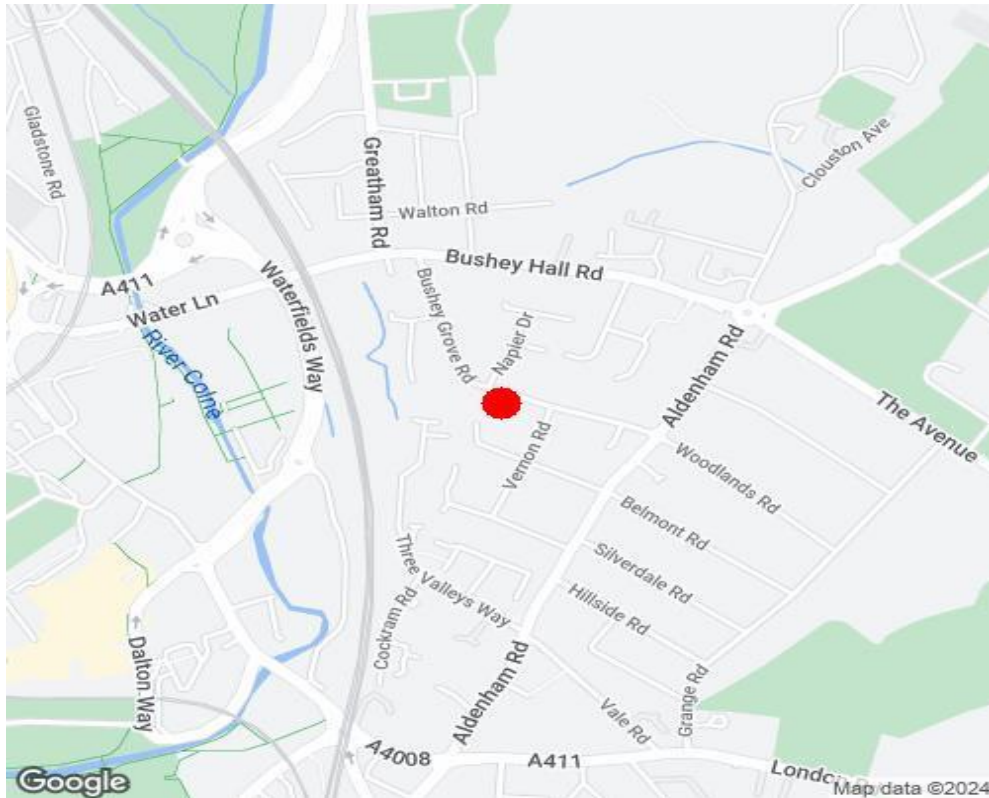
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	70	
(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.