



153 Merry Hill Road, Bushey, WD23 1DF

O.I.E.O £750,000 Freehold

3  1 

 ChurchillsBushey



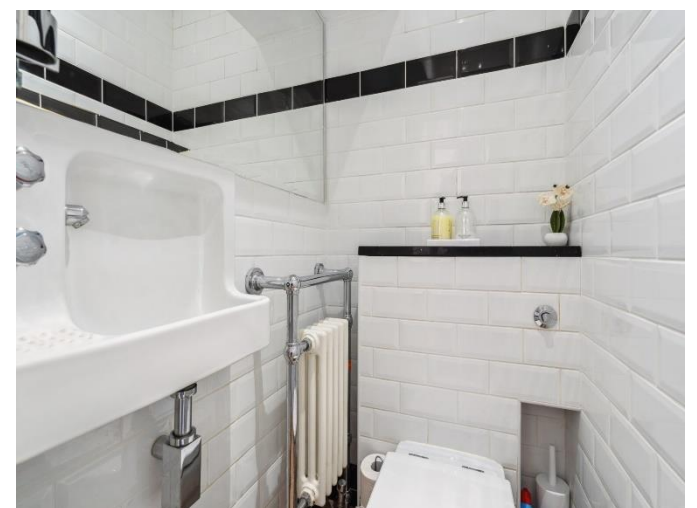
O.I.E.O £750,000

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

- Extended 3 Bed Semi
- Extensive Views To The Rear
- Living Room With Open Fireplace
- Cloakroom
- 3 Double Bedrooms
- 100ft South Facing Garden
- Off Street Parking For Several Cars
- Energy Rating: E

AN EXTENDED 3 BEDROOM SEMI DETACHED HOUSE,
SITUATED IN THE POPULAR RESIDENTIAL LOCATION OF MERRY
HILL,
ENTRANCE HALL, CLOAKROOM, LIVING ROOM WITH OPEN
FIREPLACE,
DINING ROOM, BREAKFAST ROOM,
KITCHEN & UTILITY ROOM,
GAS CENTRAL HEATING, DOUBLE GLAZING,
3 DOUBLE BEDROOMS, BATHROOM
APPROX 100FT SOUTH FACING REAR GARDEN,
WITH STUNNING VIEWS TO THE REAR
OVERLOOKING ALLOTMENTS & MERRY HILL FIELDS,
OFF STREET PARKING TO THE FRONT OF THE PROPERTY









ENTRANCE HALL

Staircase to the first floor with cupboards under, vinyl flooring, inset spotlights

CLOAKROOM

Fully tiled. Back to wall wc, wash hand basin, radiator, large fitted wall mirror, extractor fan, inset spotlight

LIVING ROOM 12'2" (3.71m) x 11'5" (3.48m)

Double glazed window to the front bay with fitted blinds, attractive fireplace feature with open fire, alcove shelving and cupboards, vinyl flooring, dado rail, inset spotlights, open plan to

DINING ROOM 12'5" (3.78m) x 10'11" (3.33m)

Vinyl flooring, dado rail, wall lights, large column radiator, inset spotlights, open plan to

BREAKFAST ROOM 13'1" (3.99m) x 9'10" (3m)

Double glazed window to the side aspect, bifolding double glazed doors leading on to the garden, skylight window, inset spotlights, wood flooring

KITCHEN 13'0" (3.96m) x 6'3" (1.91m)

Range of wall and base units with stainless steel working surfaces, large ceramic sink unit, Smeg range cooker with extractor chimney hood over, plumbing for dishwasher, double glazed stable door leading on to the garden, double glazed window to the rear aspect open plan to

UTILITY ROOM

Selection of wall and base units, working surfaces, recess for fridge, plumbing for washing machine, space for tumble dryer, cupboard housing gas fired combination boiler (Veissmann), tiled floor, inset spotlights, double glazed doors leading to the front

FIRST FLOOR LANDING

Double glazed window to the side, access to the loft, storage cupboard, inset spotlights

BEDROOM 1 12'6" (3.81m) x 10'7" (3.23m)

Double glazed window to the rear aspect with fitted blinds, wardrobe cupboards, inset spotlights

BEDROOM 2 11'6" (3.51m) x 11'1" (3.38m)

Double glazed window to the front aspect with fitted blinds, wardrobe cupboards and shelving, inset spotlights

BEDROOM 3 8'11" (2.72m) x 7'4" (2.24m)

Double glazed window to the front bay with fitted blinds, additional double glazed window to the front aspect with fitted blind, inset spotlights

BATHROOM

Panelled bath with hand held shower attachment, independent corner shower cubicle, wash hand basin with cupboard under, back to wall wc, chrome ladder radiator, fitted wall mirror with lighting, vinyl flooring, extractor fan, double glazed window to the rear aspect

OUTSIDE

SOUTH FACING REAR GARDEN

Approximately 100ft with extensive views to the rear overlooking allotments and Merry Hill Fields. Large decked patio area (with ample storage under) steps leading down to lawn area, borders and shrubs, outside lighting and tap (both hot and cold), large brick built shed to the rear with power.

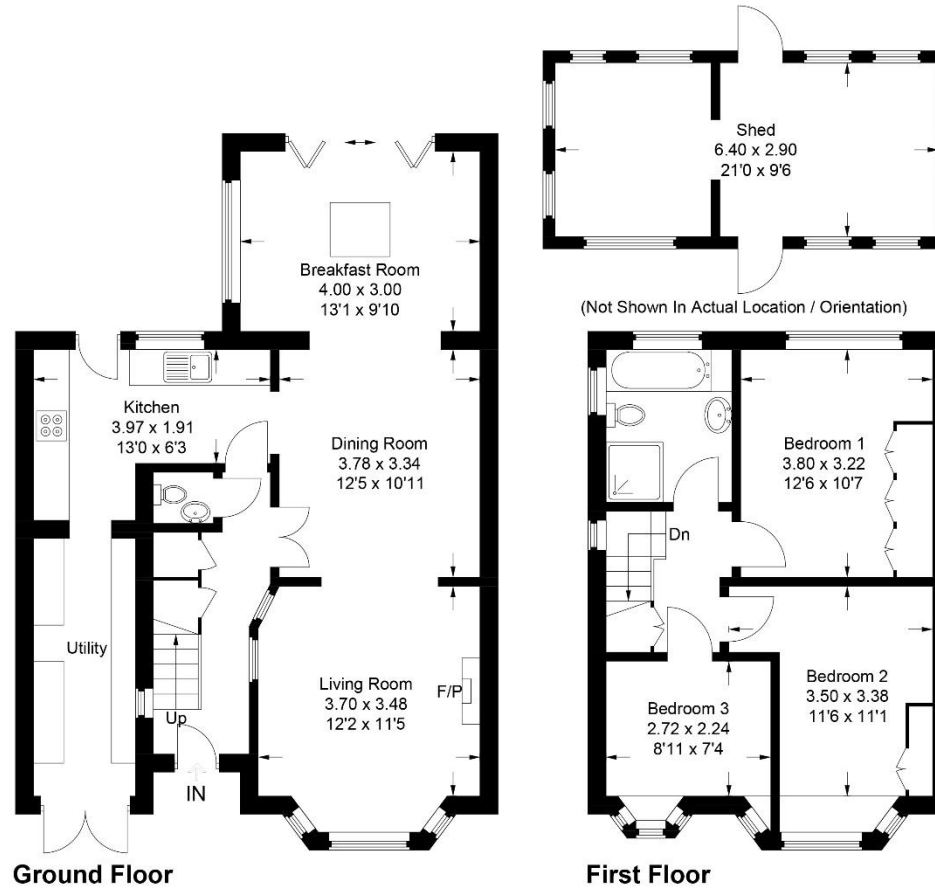
OFF STREET PARKING

Block paved driveway to the front of the property providing parking for several cars

COUNCIL TAX


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

Approximate Gross Internal Area
 Ground Floor = 69.4 sq m / 747 sq ft
 First Floor = 40.6 sq m / 437 sq ft
 Shed = 18.6 sq m / 200 sq ft
 Total = 128.6 sq m / 1,384 sq ft



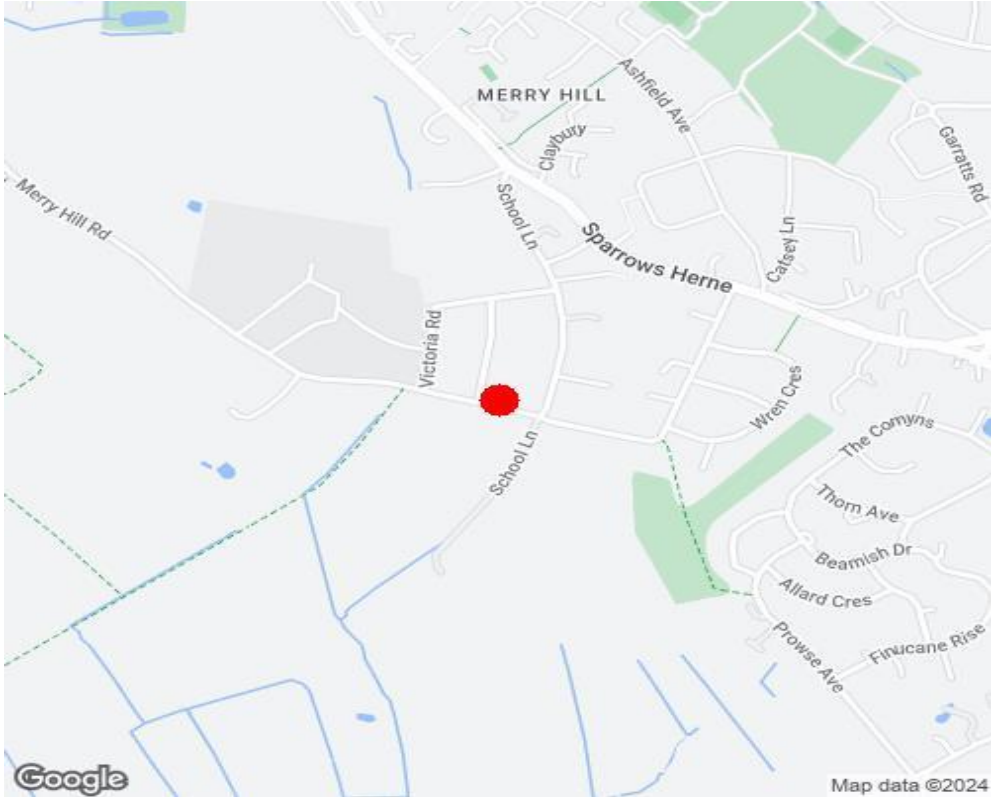
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Churchills

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	54	
(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.