



68 Sparrows Herne, Bushey, WD23 1FY

Price £1,175,000 Freehold

4  2 

 ChurchillsBushey



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68 Sparrows Herne, Bushey, Hertfordshire, WD23 1FY

- Extended 4 Bed 2 Bath Detached Family Home
- Prominent Location
- 4 Separate Reception Rooms
- Kitchen/ Breakfast Room with Separate Utility
- Newly Fitted Bathrooms
- Double Glazed Leaded Light Windows
- Off Street Parking
- Energy Rating: C

AN EXTENDED 4 BEDROOM 2 BATHROOM DETACHED FAMILY HOME, SITUATED IN A PROMINENT, CONVENIENT LOCATION IN BUSHEY, ENTRANCE HALL, DOWNSTAIRS CLOAKROOM, TWO RECEPTION ROOMS, DINING ROOM, TV ROOM, MODERN FITTED KITCHEN/ BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, DOUBLE GLAZED CONSERVATORY, BEDROOM 1 WITH NEWLY FITTED ENSUITE BATHROOM, 3 FURTHER DOUBLE BEDROOMS, NEWLY FITTED SHOWER ROOM, DOUBLE GLAZED LEADED LIGHT WINDOWS TO THE FRONT, GAS CENTRAL HEATING SOUTH EAST FACING REAR GARDEN OFF STREET PARKING TO THE FRONT











ENTRANCE HALL

Leaded light window to the front, tiled floor, dado rail, staircase to the first floor, inset spotlights

CLOAKROOM

Double glazed leaded light window to the rear, wash hand basin with cupboard under, inset spotlights, tiled walls, tiled floor with underfloor heating

RECEPTION ROOM 1 22'0" (6.71m) x 14'3" (4.34m)

Double glazed leaded light window to the front with fitted white shutters, attractive fire place feature, alcove shelving, decorative cornicing, bifolding glazed doors leading on to the conservatory

RECEPTION ROOM 2 12'5" (3.78m) x 11'2" (3.4m)

Double glazed leaded light window to the side with fitted white shutters, laminate wood flooring, inset spotlights, decorative cornice

KITCHEN/ BREAKFAST ROOM 22'0" (6.71m) x 14'3" (4.34m)

Modern fitted kitchen with working surfaces, under mount stainless steel butler sink, 2 integrated electric ovens, integrated full size fridge and freezer, dishwasher and wine cooler. Central workstation with integrated induction hob with drawers under, stainless steel extractor hood over and seating. Double glazed windows to the side and rear, double glazed patio doors leading on to the garden, skylight window, open plan to

DINING ROOM

Tiled floor with under floor heating, meter cupboard, inset spotlights, double glazed leaded light window to the rear, double glazed leaded light door to the conservatory

TV ROOM 15'11" (4.85m) x 14'5" (4.39m)

Double aspect room with double glazed patio doors leading to the outside, feature windows to the front, tiled floor with under floor heating, inset spotlights

UTILITY ROOM

Wall units, working surfaces, plumbing for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler (Vaillant), tiled floor with under floor heating, inset spot lights, extractor fan, double glazed leaded light door leading to the outside

DOUBLE GLAZED CONSERVATORY 12'1" (3.68m) x 9'5" (2.87m)

Double glazed windows and doors leading on to the garden, ceiling fan, tiled floor

FIRST FLOOR LANDING

Access to the loft, airing cupboard housing lagged hot water cylinder

BEDROOM 1 14'6" (4.42m) x 10'3" (3.12m)

Double glazed leaded light window to the rear, fitted wardrobe cupboards, door to ensuite

ENSUITE BATHROOM

Panelled bath, independent shower cubicle, wash hand basin, wc, part tiled walls, luxury vinyl flooring

BEDROOM 2 18'7" (5.66m) x 11'0" (3.35m)

Double glazed leaded light window to the front with fitted shutters, luxury vinyl flooring, wardrobe cupboards, inset spotlights

BEDROOM 3 12'6" (3.81m) x 10'3" (3.12m)

Double glazed leaded light window to the rear, fitted wardrobe cupboards along one wall, additional wardrobe cupboard

BEDROOM 4 8'11" (2.72m) x 11'4" (3.45m)

Double glazed leaded light window to the front with fitted shutters, luxury vinyl flooring

FAMILY SHOWER ROOM

Fully tiled. Large walk in shower, wash hand basin with drawers under, low flush wc, wall mirror, chrome ladder radiator, inset spotlights, double glazed leaded light window to the front

OUTSIDE

REAR GARDEN

Paved patio area, lawn, borders, shrubs, raised beds, outside tap and lighting, garden shed, gated side access

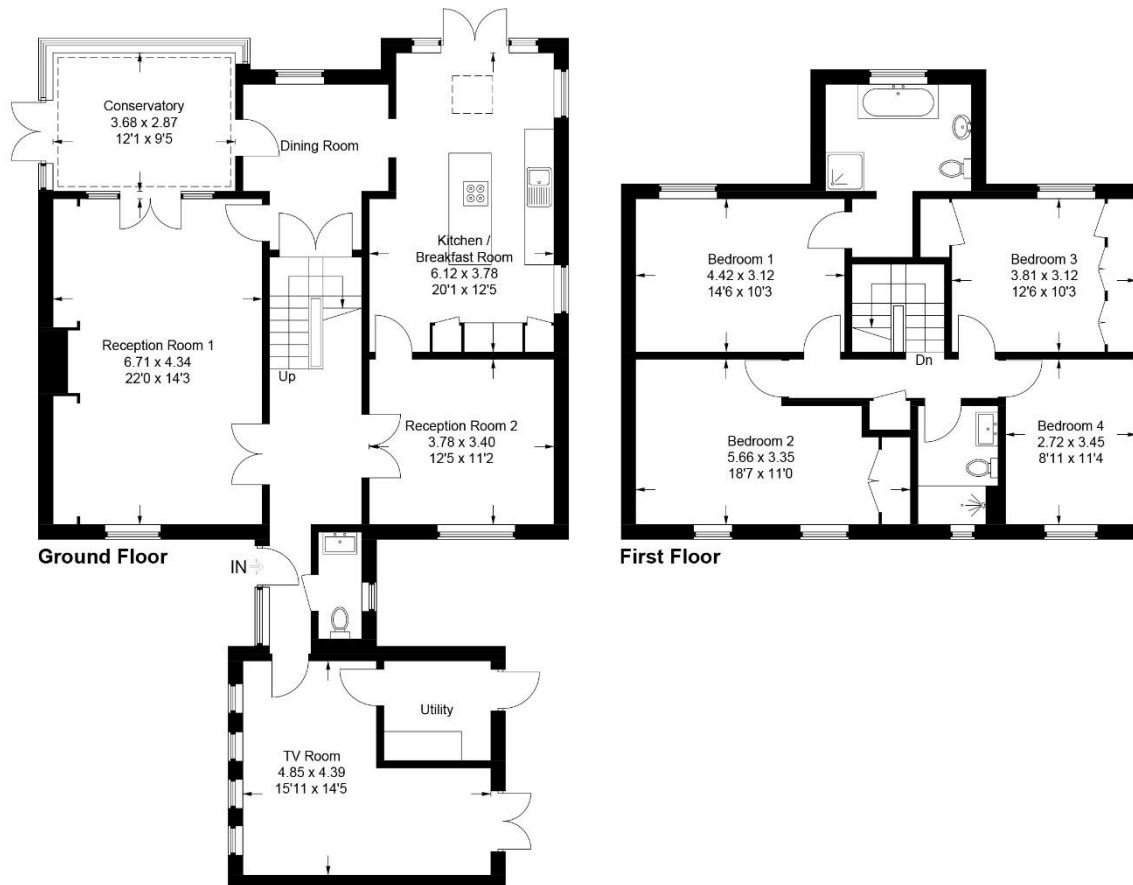
OFF STREET PARKING

To the front of the property via own block paved driveway


COUNCIL TAX

Hertsmere Borough Council, Tax Band G, £3572.04 2024/2025

Approximate Gross Internal Area
Ground Floor = 126.4 sq m / 1,360 sq ft
First Floor = 76.1 sq m / 819 sq ft
Total = 202.5 sq m / 2,179 sq ft



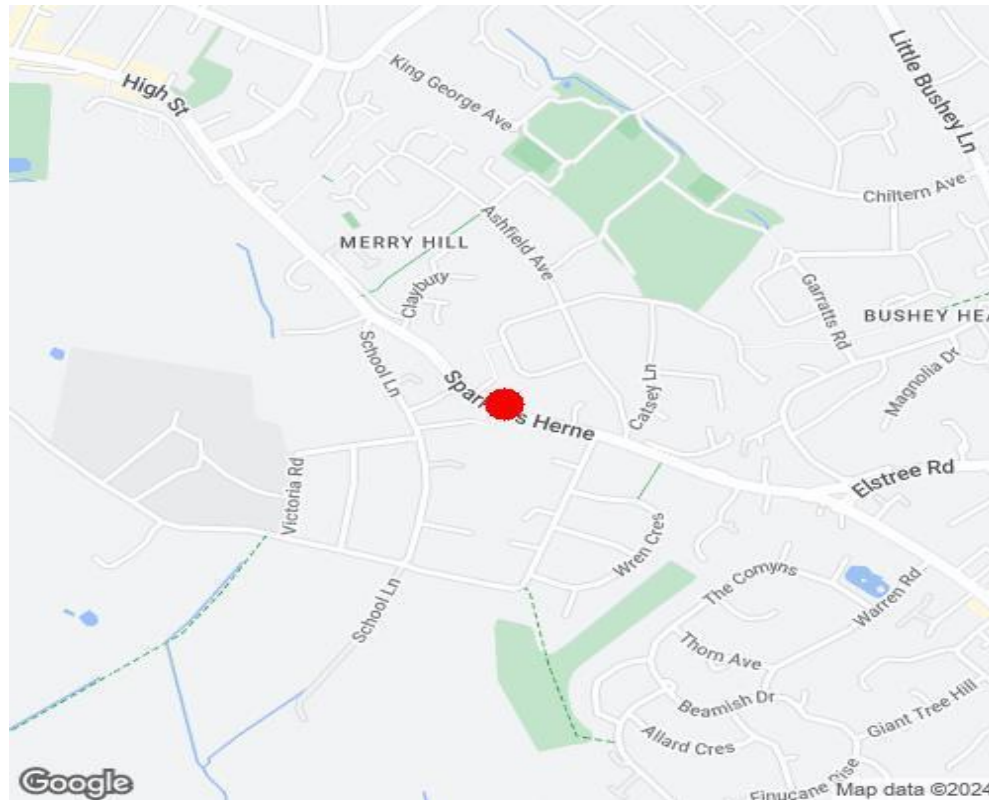
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C	69	
(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	

Part of the **F** fairfield family



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.