



23 High Street, Bushey Village, WD23 1BD

Price £875,000 Freehold

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 ChurchillsBushey



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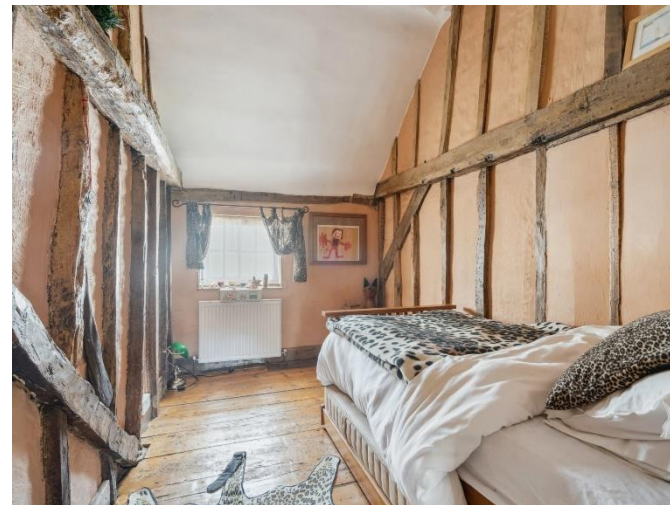
23 High Street, Bushey, Hertfordshire, WD23 1BD

- Beautiful 4 Bed Grade II Listed
- Built 1666 With Many Original Features
- Exposed Brick Fireplaces
- 16ft Kitchen With Separate Utility
- Pretty Courtyard Garden & Balcony
- Heart of Bushey Village
- No Upper Chain
- Energy Rating : E

A BEAUTIFUL 4 BEDROOM 3 RECEPTION GRADE II LISTED COTTAGE,
OVERLOOKING ST JAMES CHURCH & DUCK POND
SITUATED IN THE HEART OF BUSHEY VILLAGE,
FULL OF CHARACTER & RETAINING MANY ORIGINAL FEATURES,
INCLUDING BEAMS TO WALLS & CEILINGS,
EXPOSED BRICK FIREPLACES & INTERNAL LATCHED DOORS,
ENTRANCE PORCH, ENTRANCE HALL,
3 RECEPTION ROOMS, 16FT KITCHEN WITH SEPARATE UTILITY,
4 BEDROOMS & BATHROOM ALL OFF FIRST FLOOR LANDING
GAS CENTRAL HEATING,
PRETTY COURTYARD GARDEN & BALCONY,
OFFERED FOR SALE WITH NO UPPER CHAIN
VIEWING STRONGLY RECOMMENDED











ENTRANCE PORCH

Covered porch with tiled floor and beams, solid wood front door to:

ENTRANCE HALL

Staircase to the first floor, exposed brick feature, solid wood flooring, latched doors to:

RECEPTION ROOM 1 14'10" (4.52m) x 8'6" (2.59m)

Double aspect room with windows to bay and sash window to front, solid wood flooring, exposed beams, archway to

RECEPTION ROOM 2 15'11" (4.85m) x 10'8" (3.25m)

Exposed brick fire place feature, cupboard to the alcove, exposed beams, sash window to the front, door to utility room and archway to

KITCHEN 16'7" (5.05m) x 11'8" (3.56m)

Wooden fitted kitchen with deep butler sink, base units, granite working surfaces and wall cupboards, solid wood central work station, range cooker, tiled floor, inset spotlights, beams to walls and ceiling, sash windows to front and rear, door to front and door leading out to the courtyard garden, door to

RECEPTION ROOM 3 16'2" (4.93m) x 8'11" (2.72m)

Exposed brick fire place feature, beams to walls and ceiling, wood flooring, sash window to the front, window to the rear

UTILITY ROOM 10'6" (3.2m) x 7'6" (2.29m)

Wall mounted gas fired combination boiler (Vaillant), wood flooring, inset spotlights, beams to ceiling, window to rear and door leading out to the garden

FIRST FLOOR LANDING

Wood flooring, beams to walls and ceiling, stripped wood latched doors and wood work, window to rear aspect, door to the first floor roof terrace

BEDROOM 1 17'0" (5.18m) x 13'2" (4.01m)

Wood flooring, beams to walls and ceiling, gas coal effect fire place with exposed brick surround, windows to the front and rear, inset spotlights

BEDROOM 2 17'5" (5.31m) x 12'7" (3.84m)

Exposed brick fire place feature, beams to walls and ceiling, windows to front and side with views over the duck pond and St James's Church, wall lights

BEDROOM 3 11'2" (3.4m) x 10'2" (3.1m)

Cast iron fire place feature, cupboard housing Megaflo hot water system, wood flooring, window to the front, wall light, access to loft space

BEDROOM 4 11'9" (3.58m) x 7'6" (2.29m)

Wood flooring, beams to walls and ceiling, window to front

BATHROOM 12'5" (3.78m) x 7'2" (2.18m)

Freestanding roll top bath with hand held shower attachment, wash hand basin with pedestal, low flush wc, heated towel rail, wood flooring, window to the rear

BALCONY 20'0" (6.1m) x 5'0" (1.52m)

Accessed by door from the first floor landing

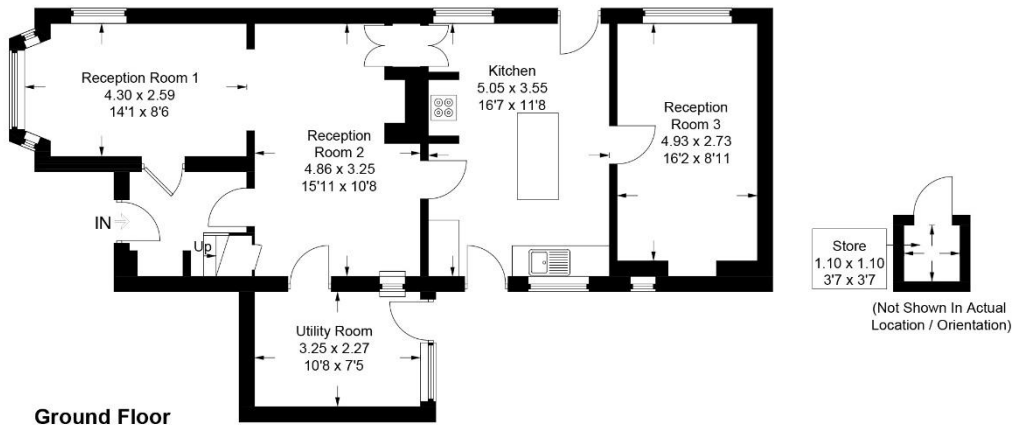
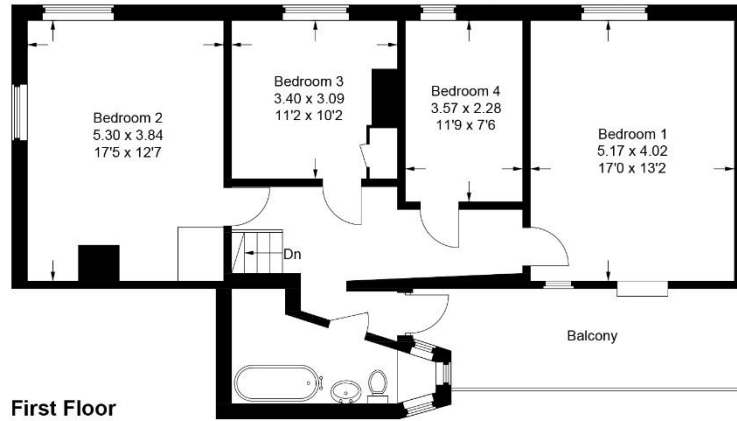
COURTYARD GARDEN

Pretty garden with covered veranda and inset spotlights, tiled floor, brick wall and raised flower beds, garden store, wood store

COUNCIL TAX


Hertsmere Borough Council Tax Band F £3095.78 2024/2025

Approximate Gross Internal Area
 Ground Floor = 74.6 sq m / 803 sq ft
 First Floor = 78.3 sq m / 843 sq ft
 Store = 1.2 sq m / 13 sq ft
 Total = 154.1 sq m / 1,659 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
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Part of the **F** fairfield family

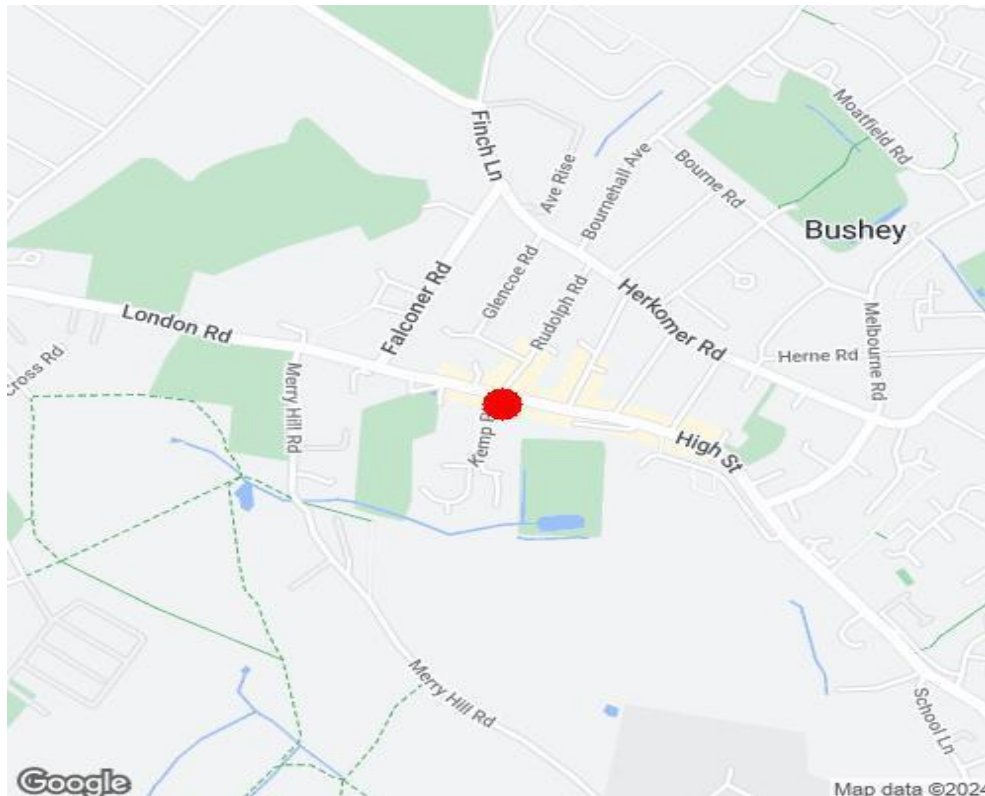


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Important Notice:

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.