



Myholme, 170 Merry Hill Road, Bushey, WD23 1DQ
O.I.E.O £1,000,000 Freehold

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 Churchills Bushey



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Myholme, 170 Merry Hill Road, Bushey, Hertfordshire,
WD23 1DQ

- A Charming 4 Bed 3 Reception Detached House
- Grade II Listed - Designed By C F A Voysey
- Arts & Crafts Style
- Latched Internal Doors
- Mature Gardens Surround The Property
- Off Street Parking & Detached Garage

A CHARMING 4 BEDROOM GRADE II LISTED DETACHED HOUSE, SITUATED ON A LARGE CORNER PLOT, ORIGINALLY A BOYS CONVALESCENT HOME, NOW TRANSFORMED IN TO A STUNNING RESIDENCE, DESIGNED BY THE RENOWNED ARCHITECT C F A VOYSEY IN 1904, CONSTRUCTED WITH ROUGHCAST BRICK & STONE DRESSINGS, FEATURES INCLUDE WINDOWS WITH LEADED PANES & STONE MULLIONS, HIPPED TILED ROOF & ANGLED BUTTRESSES, INTERNAL LATCHED DOORS & DECORATIVE DOOR FURNITURE, MATURE GARDENS SURROUND THE PROPERTY, DETACHED GARAGE WITH AMPLE OFF STREET PARKING, VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE ARTS & CRAFTS STYLE







ENTRANCE LOBBY

Slate flooring, staircase to the first floor with cupboard under

ENTRANCE HALL

Leaded window to the front aspect, picture rail

CLOAKROOM

Window to the rear aspect, low flush wc, wash hand basin, picture rail

LIVING ROOM 22'7" (6.88m) x 14'4" (4.37m)

Double aspect room with leaded windows to the side and rear aspects, attractive Adam style fireplace feature with fitted gas coal effect fire with matching cupboards and shelving to alcove, wood flooring surround

DINING ROOM 14'1" (4.29m) x 10'0" (3.05m)

Leaded windows to the side aspect, picture rail

SITTING ROOM 21'2" (6.45m) x 11'5" (3.48m)

Triple aspect room with leaded windows to the front and rear aspect, leaded French doors leading on to the garden, picture rail, shelving, wall lights

KITCHEN 14'10" (4.52m) x 11'9" (3.58m)

Double aspect room with leaded windows to the front and rear aspect, range of wall and base units, working surfaces, sink unit with drainer, cooker point, extractor hood, recess for fridge, plumbing for dishwasher, cupboard housing wall mounted gas fired central heating boiler (Potterton), picture rail, tiled flooring

INNER LOBBY

Shelving, door leading to the utility room

UTILITY ROOM

Window to the side aspect, space for fridge freezer, plumbing for washing machine, space for tumble dryer, shelving, decorative floor tiles

FIRST FLOOR LANDING

Galleried landing with large leaded window to the rear aspect and further leaded windows to the front aspect, access to the loft via pull down ladder

BEDROOM 1 22'7" (6.88m) x 14'4" (4.37m)

Triple aspect room with leaded windows to the front, rear and side aspects, picture rail, fitted wardrobe cupboards, storage cupboard

BEDROOM 2 18'6" (5.64m) x 10'0" (3.05m)

Leaded window to the rear aspect, fitted wardrobe cupboards, picture rail, vanity unit incorporating wash hand basin with cupboard under

BEDROOM 3 10'3" (3.12m) x 9'11" (3.02m)

Leaded window to the rear aspect, picture rail, storage cupboard

BEDROOM 4 11'5" (3.48m) x 9'11" (3.02m)

Leaded window to the rear aspect, picture rail, storage cupboard

BATHROOM

Panelled bath with independent shower over, low flush wc, wash hand basin with pedestal, part tiled / part panelled walls, vinyl flooring, downlighters, windows to the side aspects

OUTSIDE

GARDENS

Attractive, well stocked gardens surround the property with lawn and borders, outside tap and lighting, gated access

DETACHED GARAGE 19'3" (5.87m) x 11'3" (3.43m)

Approached via own driveway with bifolding doors to the front, windows to the side and rear, personal door leading on to the garden, light and power

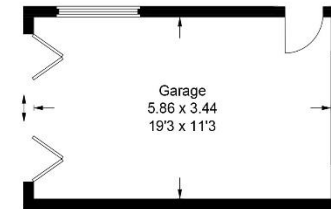
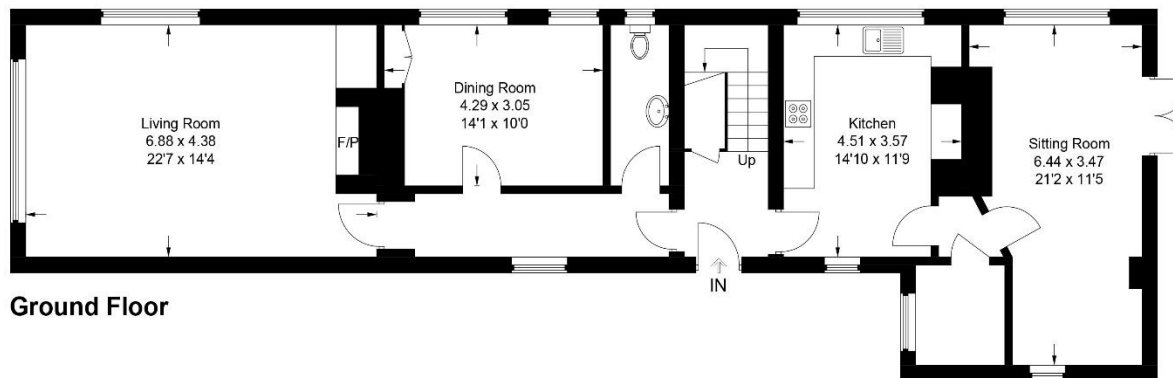
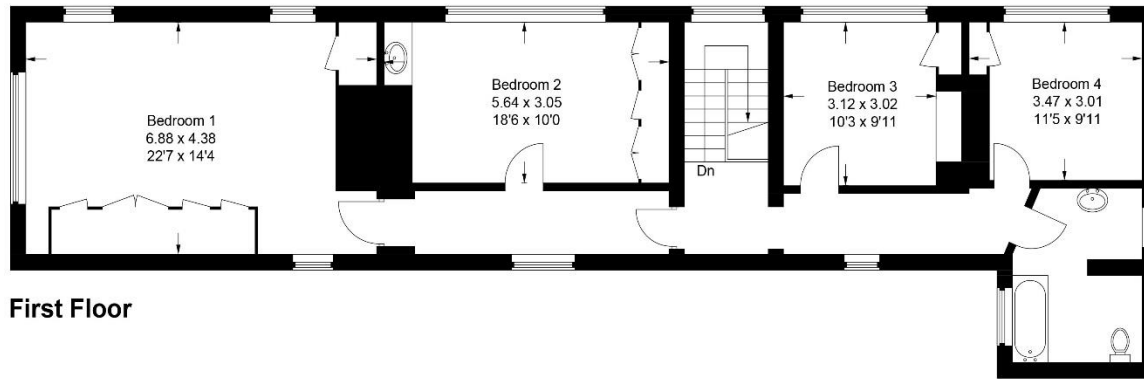
OFF STREET PARKING

Ample off street parking via own paved driveway

COUNCIL TAX

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

Approximate Gross Internal Area
 Ground Floor = 106.1 sq m / 1,142 sq ft
 First Floor = 101.8 sq m / 1,096 sq ft
 Garage = 20.2 sq m / 217 sq ft
 Total = 228.1 sq m / 2,455 sq ft



(Not Shown In Actual
 Location / Orientation)

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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Part of the **F** fairfield family



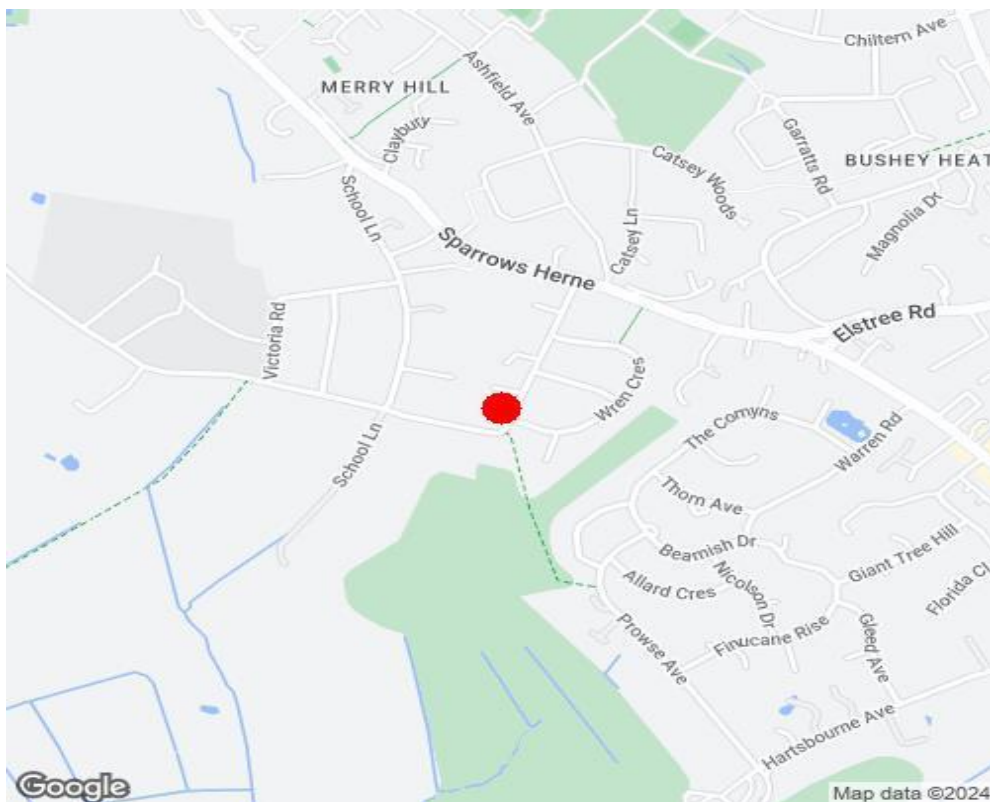
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Important Notice:

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.