



23 Grove Hall Road, Bushey, WD23 2EH

Price £595,000 Freehold

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 ChurchillsBushey



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23 Grove Hall Road, Bushey, Hertfordshire, WD23 2EH

- Extended 3 Bed Detached House
- Cul De Sac Location
- In Need Of Modernisation/ Scope For Garage Conversion
- 23ft Through Lounge With Wood Block Flooring
- South Facing Rear Garden
- Garage & Off Street Parking
- No Upper Chain
- Energy Rating: D

AN EXTENDED 3 BEDROOM DETACHED HOUSE, SITUATED IN A QUIET CUL DE SAC, IN NEED OF GENERAL MODERNISATION, AND WITH SCOPE FOR GARAGE CONVERSION (stpp), ENTRANCE PORCH, ENTRANCE HALL, 23FT THROUGH LOUNGE WITH WOOD BLOCK FLOORING, KITCHEN, CONSERVATORY, CLOAKROOM, 3 BEDROOMS, SHOWER ROOM, GAS WARM AIR HEATING, PART DOUBLE GLAZING, SOUTH FACING REAR GARDEN, GARAGE & OFF STREET PARKING, CONVENIENT LOCATION CLOSE TO WATFORD TOWN CENTRE & BUSHEY MAIN LINE STATION WITH FAST TRAINS TO LONDON EUSTON OFFERED FOR SALE WITH NO UPPER CHAIN





ENTRANCE PORCH

Double glazed windows to the front and side aspects, tiled floor

ENTRANCE HALL

Staircase to the first floor

THROUGH LOUNGE 23'0" (7.01m) x 14'3" (4.34m)

Double aspect room with double glazed windows to the front aspect with fitted venetian blinds, windows and glazed doors to the rear aspect also with fitted Venetian blinds, wood block flooring, fitted gas fire

CONSERVATORY 9'2" (2.79m) x 8'5" (2.57m)

Glazed double doors leading on to the garden

KITCHEN 9'0" (2.74m) x 8'8" (2.64m)

Wall and base units, 1 1/2 bowl stainless steel sink unit, cooker point, plumbing for washing machine, cupboard housing gas boiler, vinyl flooring, walk in pantry, double glazed window to the rear aspect with fitted roller blind

REAR LOBBY

Wood panelled walls, 2 storage cupboards, glazed door leading to the outside

CLOAKROOM

Double glazed window to the rear aspect, low flush wc, vanity unit incorporating wash hand basin with cupboard under

FIRST FLOOR LANDING

Double glazed window to the side aspect, access to the loft, cupboard housing lagged hot water cylinder

BEDROOM 1 11'11" (3.63m) x 11'0" (3.35m)

Double glazed windows to the front aspect with fitted Venetian blinds, wardrobe cupboard

BEDROOM 2 11'0" (3.35m) x 8'11" (2.72m)

Double glazed windows to the rear aspect with fitted Venetian blinds, wardrobe cupboard

BEDROOM 3 8'11" (2.72m) x 6'3" (1.91m)

Double glazed windows to the front aspect with fitted Venetian blinds

SHOWER ROOM

Shower cubicle, wash hand basin with pedestal, mirrored wall cabinet, low flush wc, part tiled walls, double glazed windows to the rear aspect, vinyl flooring

OUTSIDE

FRONT GARDEN

Lawn with borders

REAR GARDEN

South facing garden with paved patio area, steps up to raised beds , gated side access, outside light and tap

GARAGE 16'0" (4.88m) x 7'10" (2.39m)

Approached via own driveway with up and over door to the front

OFF STREET PARKING

To the front of the property via own block paved driveway

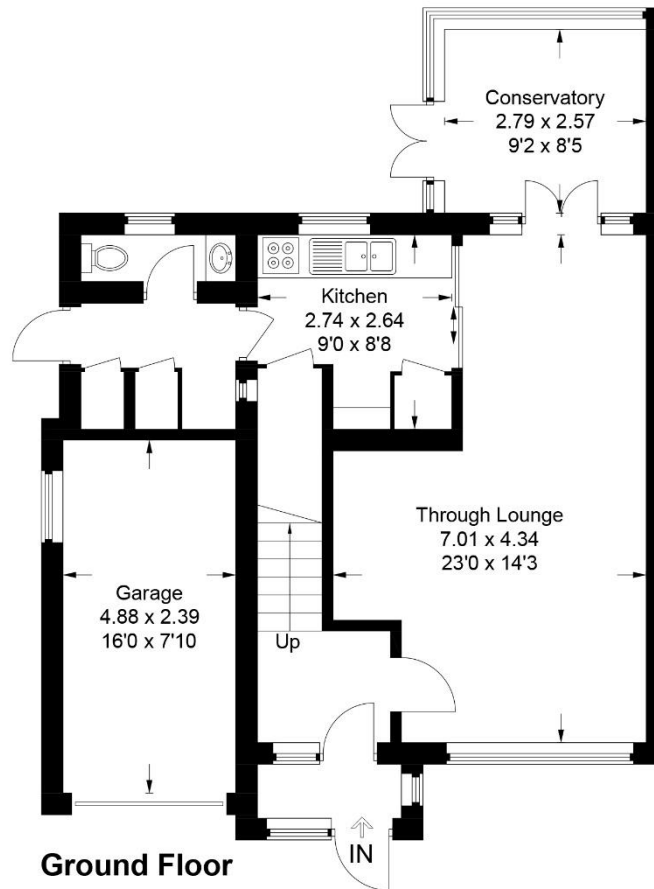
COUNCIL TAX

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

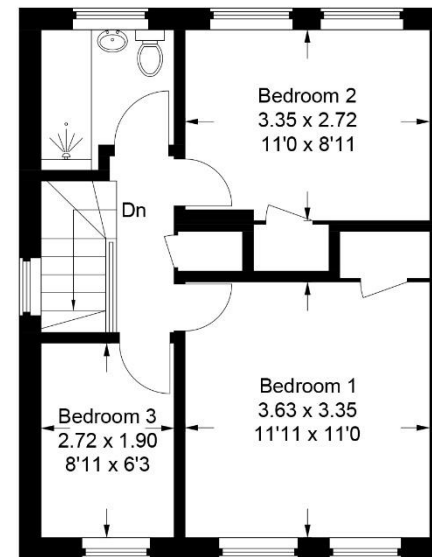
NOTE

The property suffered from subsidence in 2005. Full remedial work was undertaken at the time and the vendor is able to provide supporting documentation

Approximate Gross Internal Area
 Ground Floor = 55.2 sq m / 594 sq ft
 First Floor = 38.1 sq m / 410 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Total = 105.1 sq m / 1,131 sq ft



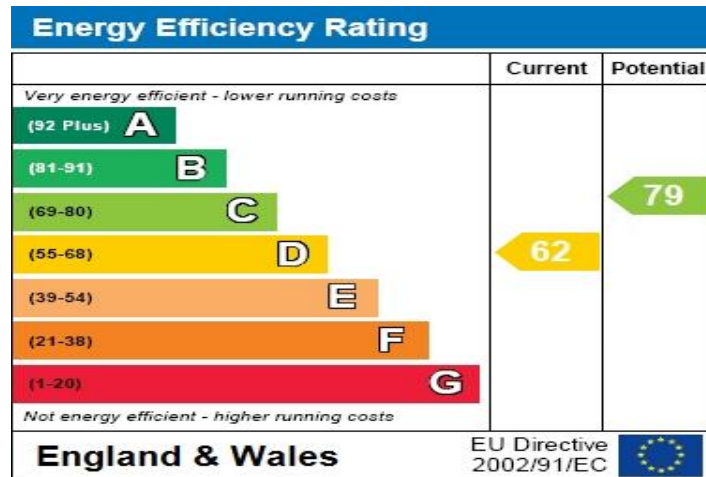
Ground Floor



First 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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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.

