



7 Hayfield Close, Bushey, WD23 3SX

Price £645,000 Freehold

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 **Churchills**Bushey





Price £645,000

7 Hayfield Close, Bushey, Hertfordshire, WD23 3SX

- Well Maintained 3 Bedroom Semi Detached House
- Cul De Sac Location Overlooking Fields
- Ground Floor Shower Room
- Attractive Front & Rear Gardens
- Double Garage & Off Street Parking
- Scope To Extend (STPP)
- No Upper Chain
- Energy Rating: C

This well maintained, extended semi detached house offers a spacious living environment with three bedrooms and two bathrooms. Situated on a corner plot within a peaceful cul-de-sac in Bushey, the property enjoys scenic views overlooking fields. The ground floor features an entrance porch, entrance hall, a 24ft through lounge, a ground floor shower room, kitchen, garden room and a double glazed conservatory. Upstairs, there are three comfortable bedrooms and a family bathroom. Additional features include gas central heating and double glazing. Outside, the property boasts an attractive south west facing garden, a front garden, and convenient off street parking. A double garage to the side offers potential for a double story side extension, subject to planning permission.

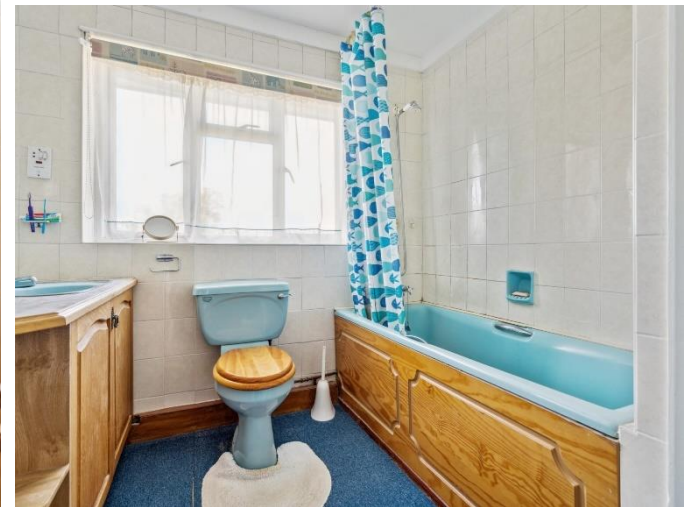
The property is conveniently located close to local schools and shops and is being offered for sale with no upper chain.











#### ENTRANCE PORCH

Windows to the front aspect, double glazed window to the side aspect, large coat cupboard, double glazed sliding doors leading on to the

#### ENTRANCE HALL

Staircase to the first floor with cupboard under

#### GROUND FLOOR SHOWER ROOM

Shower cubicle with Triton electric shower, wash hand basin, low flush wc, electric wall heater, vinyl flooring, extractor fan

#### THROUGH LOUNGE 24'1" (7.34m) x 11'10" (3.61m)

Double glazed window to the front aspect, double glazed sliding doors leading on to the conservatory

#### INNER LOBBY

Glazed door to garden, vinyl flooring, plumbing for washing machine

#### GARDEN ROOM 13'11" (4.24m) x 11'9" (3.58m)

Double aspect room with double glazed sliding patio doors leading on to the garden, double glazed window to the side aspect, large storage cupboard, wall lights, vinyl flooring

#### KITCHEN 10'0" (3.05m) x 9'3" (2.82m)

Range of walls and base units, working surfaces, gas hob extractor hood, eye level electric oven (Neff), plumbing for dishwasher, recess for fridge/ freezer, vinyl flooring, double glazed window to the rear aspect

#### CONSERVATORY 9'7" (2.92m) x 8'4" (2.54m)

Double glazed conservatory with doors leading on to the garden, vinyl flooring, inset spotlights and under floor heating, including an anti-frost feature.

#### FIRST FLOOR LANDING

Double glazed window to the side aspect

#### BEDROOM 1 12'11" (3.94m) x 10'5" (3.18m)

Double glazed window to the front aspect, fitted wardrobe cupboards along one wall

#### BEDROOM 2 10'11" (3.33m) x 10'5" (3.18m)

Double glazed window to the rear aspect, wash hand basin

#### BEDROOM 3 9'9" (2.97m) x 7'9" (2.36m)

Double glazed window to the front aspect, access to the loft

#### BATHROOM

Panelled bath, vanity unit incorporating wash hand basin and cupboards under, wall cabinet, low flush wc, airing cupboard housing wall mounted gas fired central heating boiler (Vaillant) and lagged hot water cylinder, part tiled walls, double glazed window to the rear aspect

#### OUTSIDE

##### FRONT GARDEN

Lawn and trees

##### REAR GARDEN

To the rear and side of the property with paved patio area and pathway, lawn, borders, shrubs, fruit trees, hedges, timber garden shed, glasshouse, arbour, gated side access

##### DOUBLE GARAGE

With remote controlled up and over door to the front, window to the side aspect, personal door leading on to the garden

#### OFF STREET PARKING

Via own paved driveway, to the front of the property for several cars

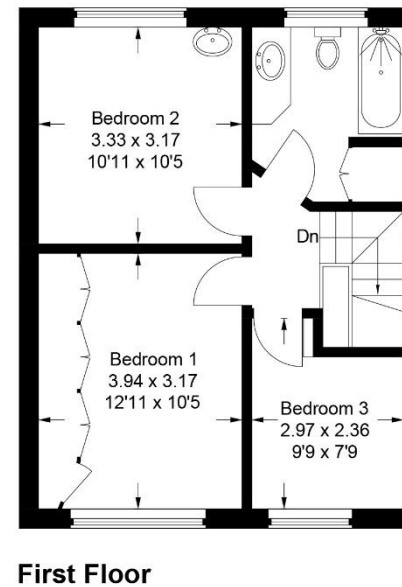
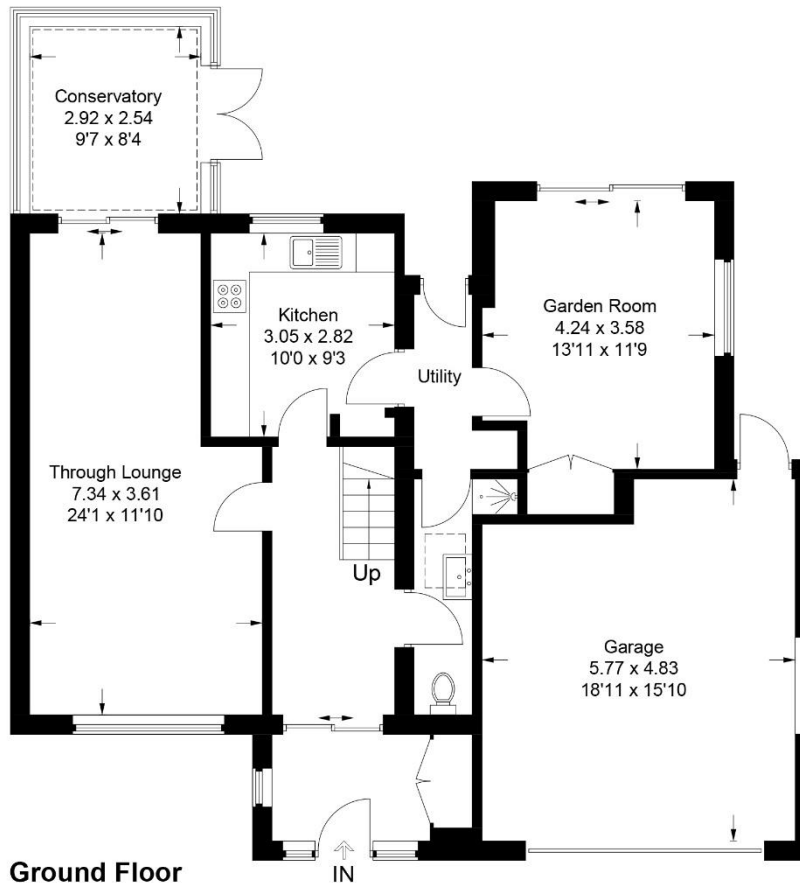
#### COUNCIL TAX

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

#### NOTE

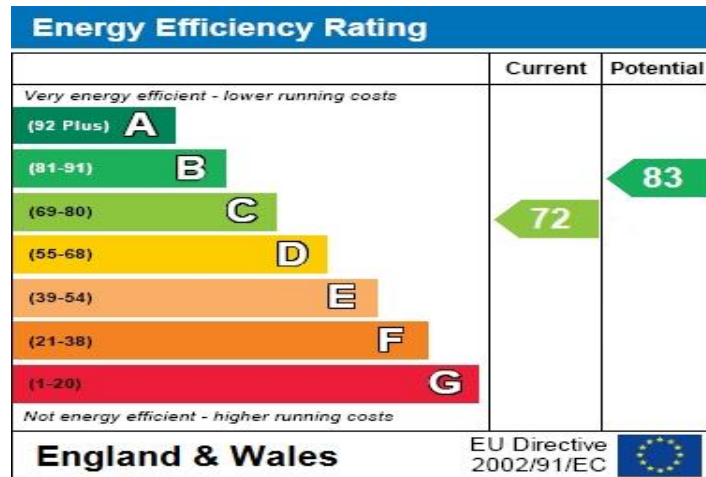
The vendor informs us that in 1990 the garage and right side of the house suffered from slight subsidence. This was remedied by demolishing the garage and underpinning the house walls and adding a new garage and house extension.

Approximate Gross Internal Area  
 Ground Floor = 109.0 sq m / 1173 sq ft  
 First Floor = 42.1 sq m / 453 sq ft  
 Total = 151.1 sq m / 1,626 sq ft

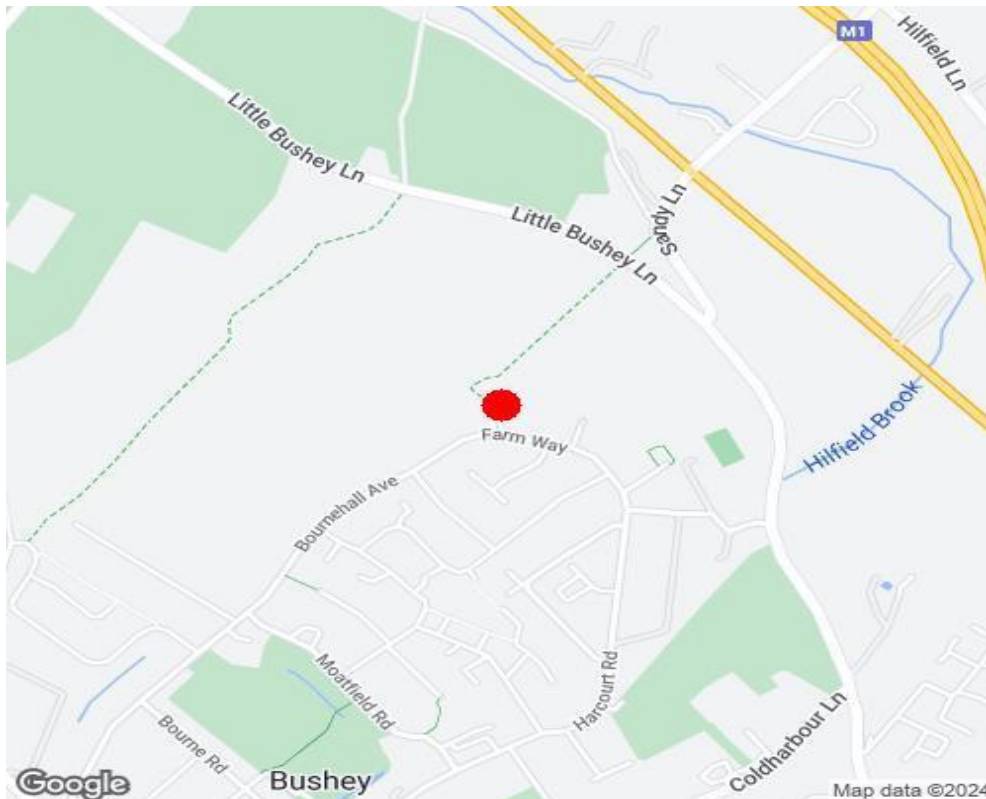


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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####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