



2 Hoopers Mews, Bushey, WD23 1LT

Price £630,000 Freehold

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 ChurchillsBushey



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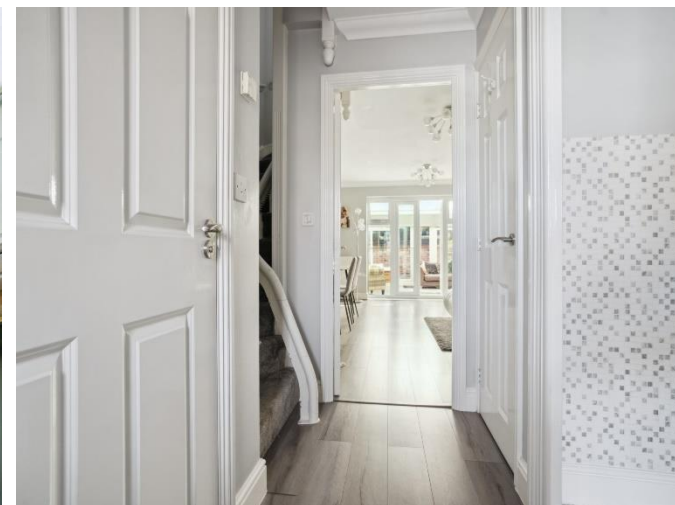
- Modern 3 Bedroom 2 Bathroom Terrace House
- Gated Development Within Sought After Area
- Cloakroom
- Modern Kitchen/ Breakfast Room
- Two Double Bedrooms With Fitted Wardrobes on First Floor
- Main Bedroom with Ensuite Wet Room
- Garage & Parking Within Development
- Energy Rating: C

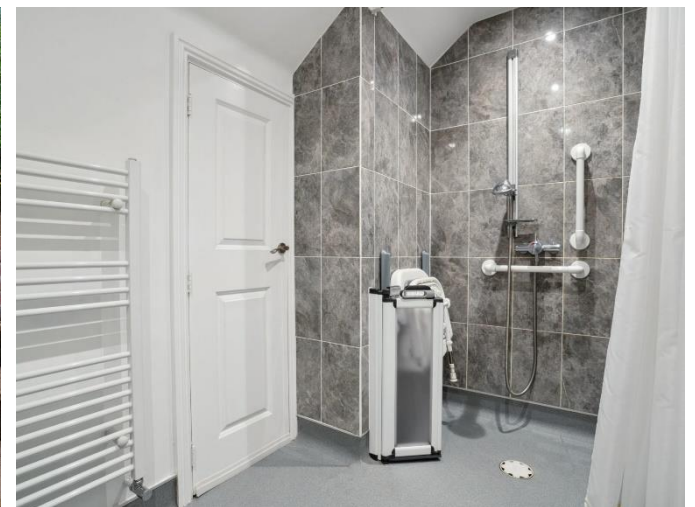
This modern three bedroom, two bathroom mid terrace house is beautifully maintained throughout. The property is located in a private gated development within the sought after area of Merry Hill, close to local schools and benefits from double glazing and gas central heating.

Upon entering, there is an entrance hall leading to a convenient cloakroom. The ground floor also has a spacious 16ft living/ dining room, perfect for relaxation and a 14ft double glazed conservatory and a modern fitted kitchen/ breakfast room. The first floor features two generously sized double bedrooms both with fitted wardrobes and a bathroom. The top floor is dedicated to the main bedroom, complete with its own en-suite wet room, ensuring privacy and luxury.

Outside, the rear garden provides a peaceful outdoor space, while a garage in the block and a parking space to the front of the property offer practical convenience.









RECESS PORCH

Storage cupboard

ENTRANCE HALL

Laminate wood flooring, staircase to the first floor

CLOAKROOM

Low flush wc, laminate wood flooring, wash hand basin with pedestal, extractor fan

LIVING/ DINING ROOM 16'0" (4.88m) x 15'0" (4.57m)

Laminate wood flooring, under stairs cupboard, double glazed windows and casement doors leading on to the conservatory

CONSERVATORY 14'0" (4.27m) x 9'7" (2.92m)

Brick built conservatory with double glazed windows with fitted blinds and double glazed patio doors leading on to the garden, laminate wood flooring, air conditioning unit

KITCHEN 13'4" (4.06m) x 7'5" (2.26m)

Range of wall and base units, working surfaces incorporating a breakfast bar, quartz sink unit with drainer and filter water tap, fitted Ariston double electric oven, Ariston gas hob & Ariston stainless steel extractor chimney hood over, plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor, inset spotlights, double glazed window to the front bay with fitted blinds

FIRST FLOOR LANDING

Staircase to the second floor, wall light, storage cupboard

BEDROOM 2 15'1" (4.6m) x 10'2" (3.1m)

Double glazed windows to the rear aspect with fitted blinds, fitted wardrobe cupboards, dressing table and shelving

BEDROOM 3 15'1" (4.6m) x 8'8" (2.64m)

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

BATHROOM

Panelled bath with independent shower over, glass shower screen, wash hand basin with pedestal, shaver point, low flush wc, ladder radiator, extractor fan, laminate wood flooring

SECOND FLOOR LANDING

Storage cupboard housing gas fired central heating boiler (Vaillant)

BEDROOM 1 11'5" (3.48m) x 11'6" (3.51m)

Double glazed windows to the rear with fitted blinds, inset spotlights, laminate wood flooring, fitted wardrobe cupboards, access to loft

ENSUITE WET ROOM

Shower, wash hand basin with cupboard under, shaver point, low flush wc, ladder radiator, extractor fan, eaves storage cupboard, part tiled walls, vinyl flooring

OUTSIDE

REAR GARDEN

Paved patio area, steps up to artificial lawn with raised borders, outside lighting

GARAGE 16'9" (5.11m) x 8'3" (2.51m)

Within the development, in separate block at the front of the property with remote controlled up and over door, power and lighting

OFF STREET PARKING

Within the development for 1 car

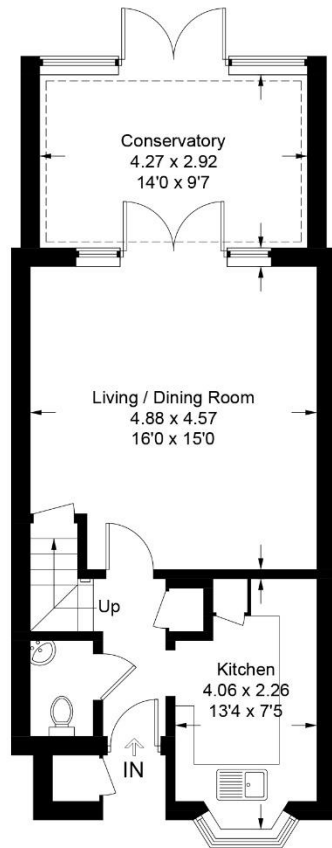
GATED PRIVATE ROAD

Service Charge £100 per annum

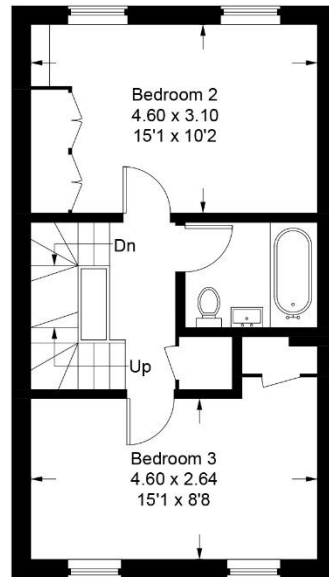
COUNCIL TAX

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

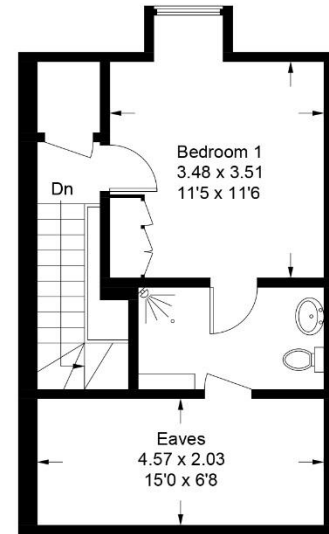
Approximate Gross Internal Area
 Ground Floor = 51.5 sq m / 554 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Second Floor = 34.9 sq m / 376 sq ft
 (Including Eaves)
 Garage = 13.0 sq m / 140 sq ft
 Total = 138.7 sq m / 1,493 sq ft



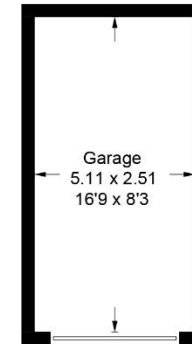
Ground Floor



First Floor




Second Floor



(Not Shown In Actual Location / Orientation)

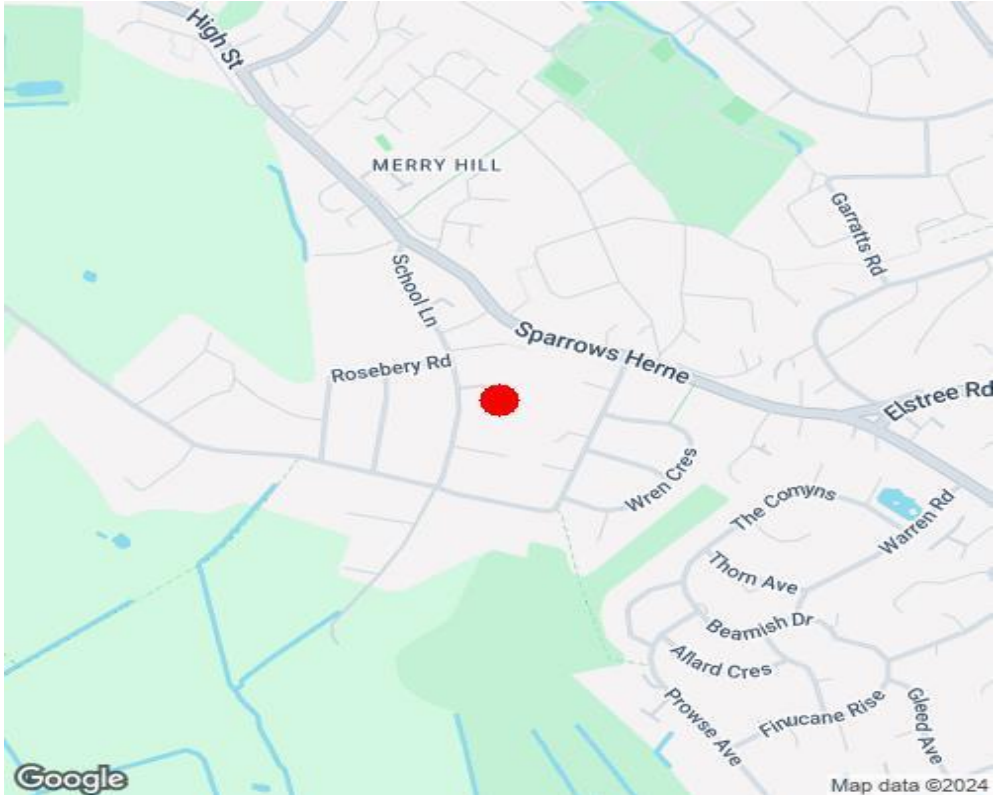
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	72	
(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	



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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.