



23 Park Road, Bushey Village, WD23 3EE

Price £420,000 Freehold

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23 Park Road, Bushey, Hertfordshire, WD23 3EE

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- 2 Bed End Of Terrace Cottage
- In Need Of General Modernisation
- Heart Of Bushey Village
- Entrance Porch
- 20ft Through Lounge
- Approx 70ft Rear Garden
- No Upper Chain
- Energy Rating: D

This two bedroom end of terrace cottage, built in the early 1900s, offers a unique blend of character and potential, though it is in need of general modernisation. The property features leaded light double glazed windows and an entrance porch that opens into a 20ft through lounge, complete with a striking feature fireplace and decorative mock beams on both the ceiling and walls. Upstairs there is a main bedroom with fitted wardrobe cupboards, an additional bedroom, and a fully tiled bathroom, all accessible from the landing. The cottage boasts a generous 70ft garden to the rear and is ideally situated in the heart of Bushey Village. It is offered for sale with no upper chain, making it an attractive opportunity for buyers looking to update a period home to their taste.







#### ENTRANCE PORCH

Double glazed leaded light window to the side aspect, tiled flooring

#### THROUGH LOUNGE 20'4" (6.2m) x 12'4" (3.76m)

Brick feature fireplace with wooden mantle and fitted coal effect gas fire, mock beams to walls and ceiling, wood effect flooring, meter cupboard, double glazed leaded light window to the front and rear aspects, staircase to the first floor with storage cupboards under

#### KITCHEN 8'4" (2.54m) x 7'2" (2.18m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, cooker point, space for fridge freezer, plumbing for washing machine, cupboard housing gas fired central heating boiler, double glazed window to the side aspect, door leading on to the garden

#### FIRST FLOOR LANDING

Sash window to the side aspect

#### BEDROOM 1 12'3" (3.73m) x 10'7" (3.23m)

Double glazed leaded light window to the front aspect, fitted wardrobe cupboards with sliding doors, alcove shelving, airing cupboard housing lagged hot water cylinder

#### BEDROOM 2 8'4" (2.54m) x 7'3" (2.21m)

Double glazed leaded light window to the rear aspect, high level storage cupboards

#### BATHROOM

Fully tiled. Bath with electric shower over, wash hand basin with cupboard under, low flush wc, double glazed window to the rear aspect

#### OUTSIDE

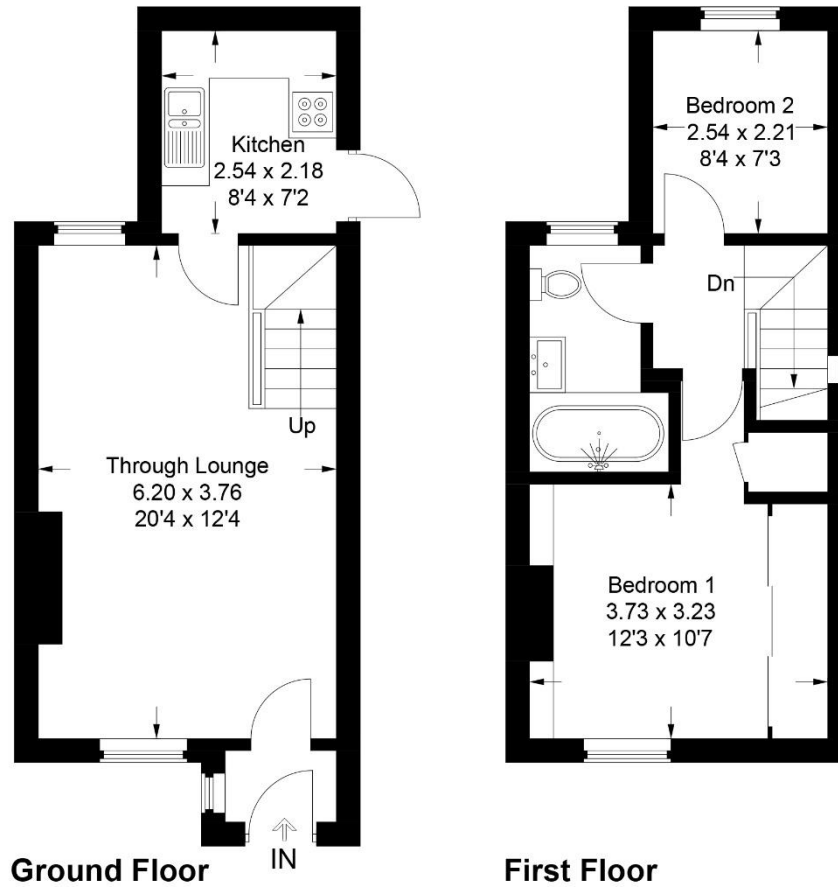
#### REAR GARDEN

Approx 70ft with paved patio area, lawn, mature shrubs, timber shed, outside lighting, right of way access for neighbour, gated side access

#### COUNCIL TAX


Hertsmere Borough Council, Tax Band D, £2247.54 2025/2026

Approximate Gross Internal Area  
Ground Floor = 30.9 sq m / 333 sq ft  
First Floor = 29.2 sq m / 314 sq ft  
Total = 60.1 sq m / 647 sq ft



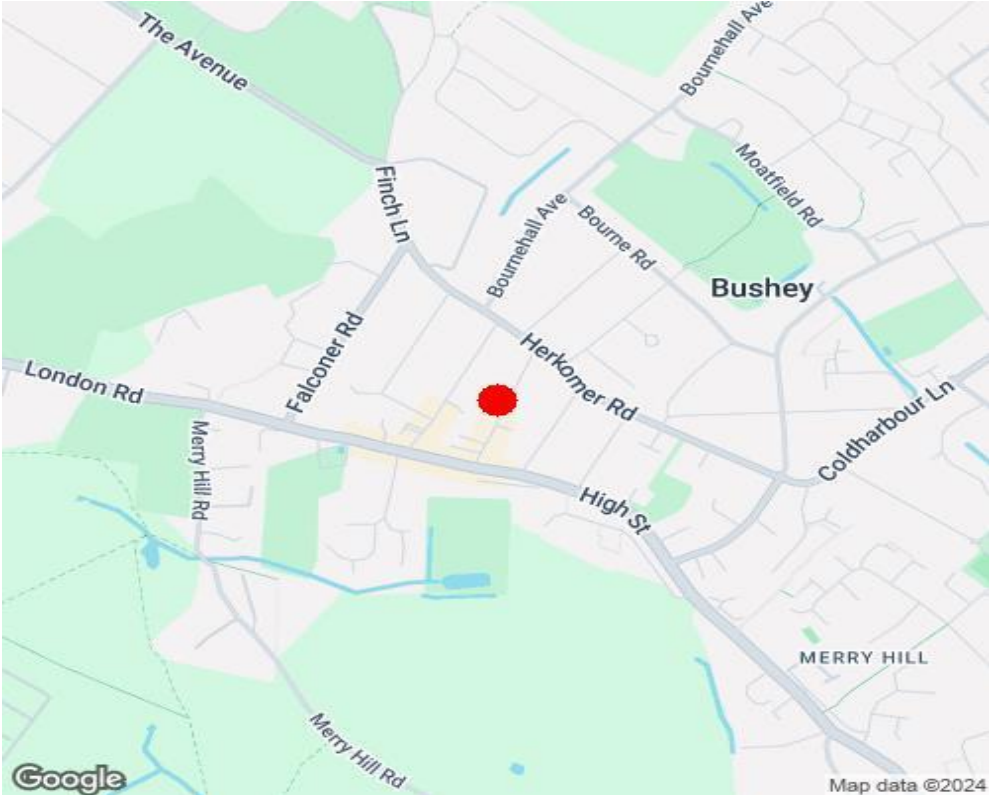
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 Plus) <b>A</b>                          |                         |   |
| (81-91) <b>B</b>                            |                         | 83  |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            | 56                      |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | 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.