



17 Howard Close, Bushey Heath, WD23 1PF

Price £750,000 Freehold

4  2 

 ChurchillsBushey



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17 Howard Close, Bushey Heath, Bushey, Hertfordshire, WD23 1PF

- A 4 Bed 2 Bath Detached House
- Situated in a Peaceful Cul De Sac In Bushey Heath
- In Need Of General Modernisation
- All Bedrooms With Wardrobes
- Attractive Landscaped Rear Garden
- Double Garage & Off Street Parking
- Scope To Extend (Stpp)
- Energy Rating: D

This four bedroom, two bathroom detached house, built in the 1980s, is nestled in a peaceful cul de sac in the desirable area of Bushey Heath. The property features a welcoming entrance hall, a convenient cloakroom, a spacious lounge, a formal dining room, a well appointed kitchen, and a morning room. The main bedroom boasts an ensuite shower room, there are three further bedrooms and a family bathroom. Outside, the house is complemented by a beautifully landscaped, well stocked rear garden. Additional features include a double garage, off street parking, and gas warm air heating. The property is in need of general modernisation and has potential for extension subject to planning permission.







ENTRANCE HALL

Parquet flooring, storage cupboard, staircase to the first floor with storage cupboard under

CLOAKROOM

Low flush wc, wash hand basin with cupboard under, tiled splash back, skylight window, extractor fan, tiled flooring

DINING ROOM 12'2" (3.71m) x 7'9" (2.36m)

Window to the front aspect

LOUNGE 18'8" (5.69m) x 14'2" (4.32m)

Double aspect room with windows to the rear and side, door leading on to the garden, parquet flooring, attractive fireplace with fitted coal effect gas fire, free standing bar included.

KITCHEN 13'0" (3.96m) x 7'1" (2.16m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, gas hob with extractor hood over, fitted eye level double oven and Bosch dishwasher, fridge freezer, window to the front aspect, tiled floor, open plan to

MORNING ROOM 12'6" (3.81m) x 9'4" (2.84m)

Windows and door to the rear aspect, door to the front aspect leading to bin store, door leading on to the garage, tiled floor

FIRST FLOOR LANDING

Window to the side aspect, access to part boarded loft via pull down ladder

BEDROOM 1 11'2" (3.4m) x 11'2" (3.4m)

Fitted wardrobe cupboards with matching dressing table and bedside tables, window to the rear, door to

ENSUITE SHOWER ROOM

Independent shower cubicle, wash hand basin with cupboard under, mirrored wall cabinet, low flush wc, chrome ladder radiator, inset spotlights, extractor fan, tiled walls, wood flooring

BEDROOM 2 12'0" (3.66m) x 7'3" (2.21m)

Window to the rear aspect, wardrobe cupboards

BEDROOM 3 9'6" (2.9m) x 7'2" (2.18m)

Window to the front aspect, wardrobe cupboards

BEDROOM 4 8'9" (2.67m) x 7'3" (2.21m)

Window to the front aspect with secondary glazing, wardrobe cupboards

BATHROOM

Fully tiled. Panelled bath with hand held shower attachment, wash hand basin with pedestal, shaver point, mirrored wall cabinet, low flush wc, chrome heated towel rail,

OUTSIDE

REAR GARDEN

Landscaped rear garden with large paved patio area, steps down to immaculate lawn area, borders, mature shrubs, trees, outside tap, garden shed, gated side access

DOUBLE GARAGE 16'4" (4.98m) x 15'10" (4.83m)

With remote controlled up and over door to the front, door to the rear leading on to the garden, light and power

OFF STREET PARKING

To the front of the property

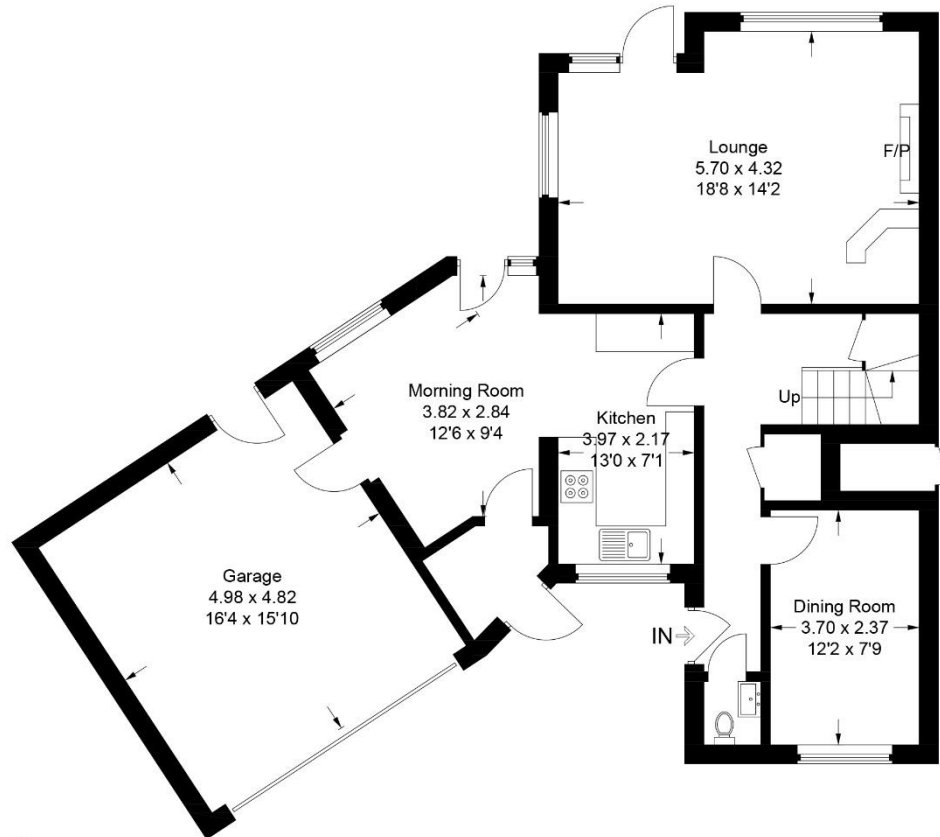
BOILER CUPBOARD

Housing gas warm air heating unit

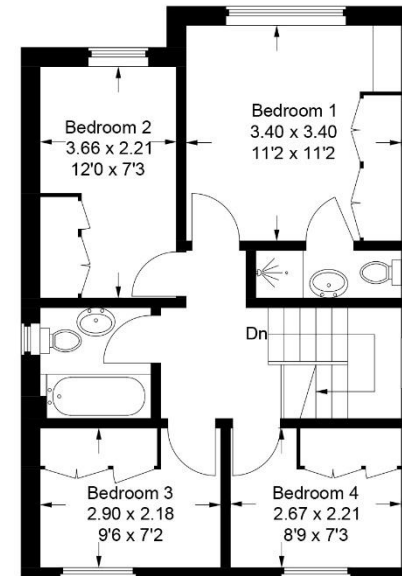
COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £ 3095.78 2024/2025

Approximate Gross Internal Area
 Ground Floor = 94.1 sq m / 1,013 sq ft
 (Including Garage)
 First Floor = 47.2 sq m / 508 sq ft
 Outside Cupboard = 1.1 sq m / 12 sq ft
 Total = 142.4 sq m / 1,533 sq ft




Ground Floor



First Floor

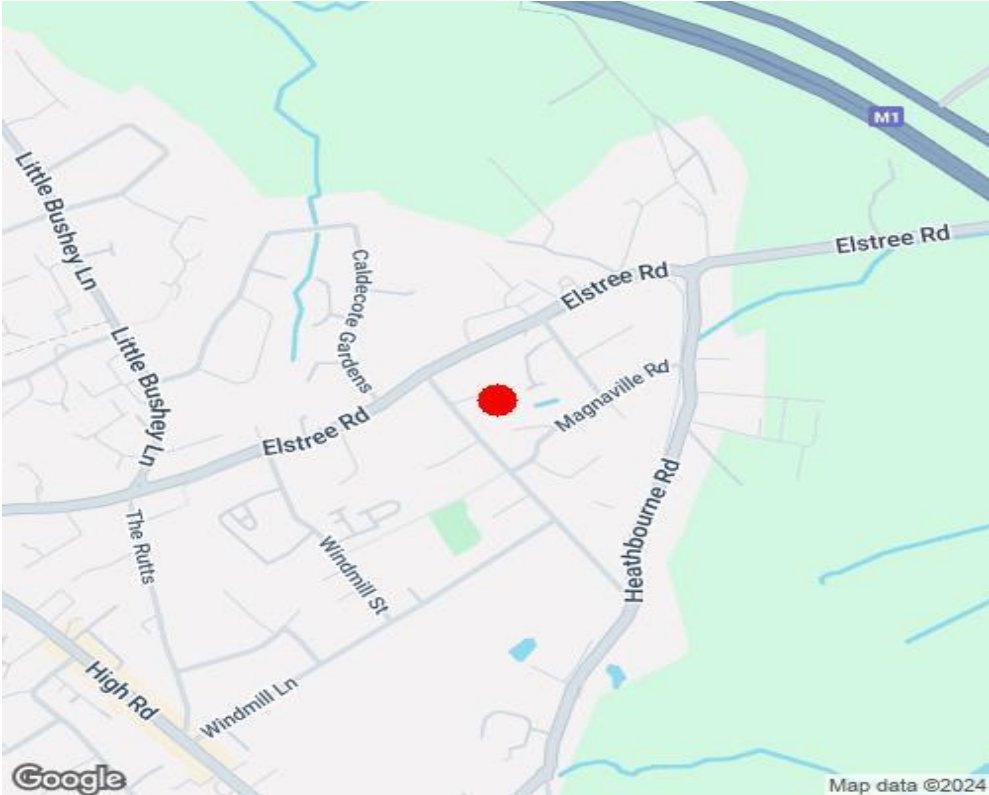
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.