



61 Windmill Lane, Bushey Heath, WD23 1NE

Price £520,000 Freehold

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 ChurchillsBushey



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61 Windmill Lane, Bushey Heath, Hertfordshire, WD23  
1NE

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- An Extended 2 Bed 2 Bath Terraced Cottage
- Immaculately Presented Throughout
- 20ft Kitchen/ Dining Room
- Ground Floor Shower Room
- 2 Double Bedrooms
- Courtyard Style Garden
- Convenient Location
- Energy Rating: C

This beautifully refurbished two bedroom, two bathroom terraced cottage offers immaculate presentation throughout. Extended and thoughtfully updated by the current owner, the home features a spacious reception room, a generous 20ft kitchen and dining area, and a convenient ground floor shower room. Upstairs, there are two double bedrooms and a modern bathroom, all accessible from the landing.

The property benefits from gas central heating, double glazing, and a charming courtyard style rear garden. Situated in a convenient location within walking distance of Bushey High Road, it is close to local amenities, providing both comfort and accessibility.





RECEPTION ROOM 11'10" (3.61m) x 11'1" (3.38m)

Double glazed sash window to the front, attractive fireplace feature, alcove shelving, picture rail

LOBBY

Staircase to first floor

GROUND FLOOR SHOWER ROOM 8'0" (2.44m) x 3'0" (0.91m)

Fully tiled, independent shower cubicle, low flush wc, wash hand basin, chrome ladder radiator, mirrored wall cabinet, storage cupboard, inset spotlights

KITCHEN/ DINING ROOM 20'7" (6.27m) x 11'10" (3.61m)

Range of wall and base units including dresser unit, working surfaces, breakfast bar, sink unit with drainer and mixer tap, space for range cooker with extractor chimney hood over, space for fridge/freezer, built in washing machine and dishwasher, tiled floor, inset spot lights, attractive fireplace feature, space for dining table, double glazed sash window to the rear, double glazed patio doors leading on to the garden

FIRST FLOOR LANDING

Access to loft

BEDROOM 1 13'3" (4.04m) x 11'10" (3.61m)

Double glazed sash windows to the rear, inset spot lights

BEDROOM 2 11'10" (3.61m) x 11'1" (3.38m)

Double glazed sash windows to the front, attractive fireplace feature, storage cupboard

BATHROOM

Roll top bath with hand held shower attachment, wash hand basin with pedestal, low flush wc, chrome ladder radiator, inset spotlights, part tiled walls, tiled floor

OUTSIDE

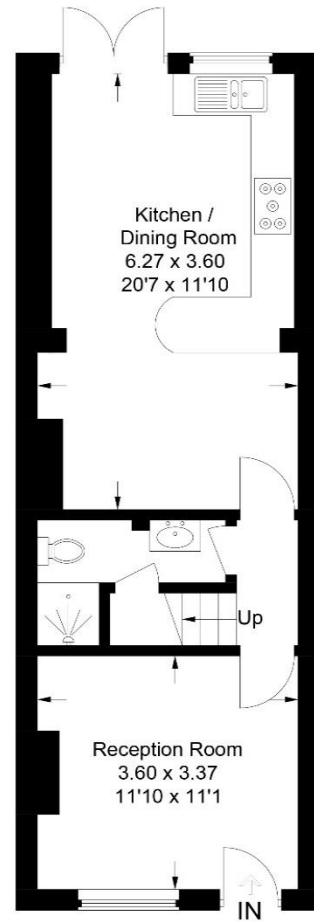
REAR GARDEN

Courtyard style garden with paved patio area, borders, gated pedestrian access to the side, garden shed, outside light and tap

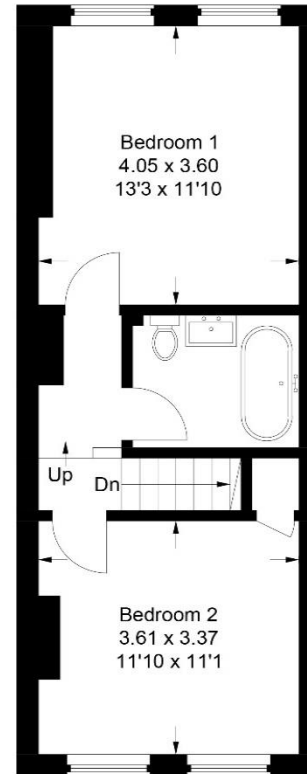
COUNCIL TAX

Hertsmere Borough Council, Tax Band D, £2143.23 2024/2025

Approximate Gross Internal Area  
Ground Floor = 41.5 sq m / 447 sq ft  
First Floor = 37 sq m / 398 sq ft  
Total = 78.5 sq m / 845 sq ft




**Ground Floor**



**First Floor**

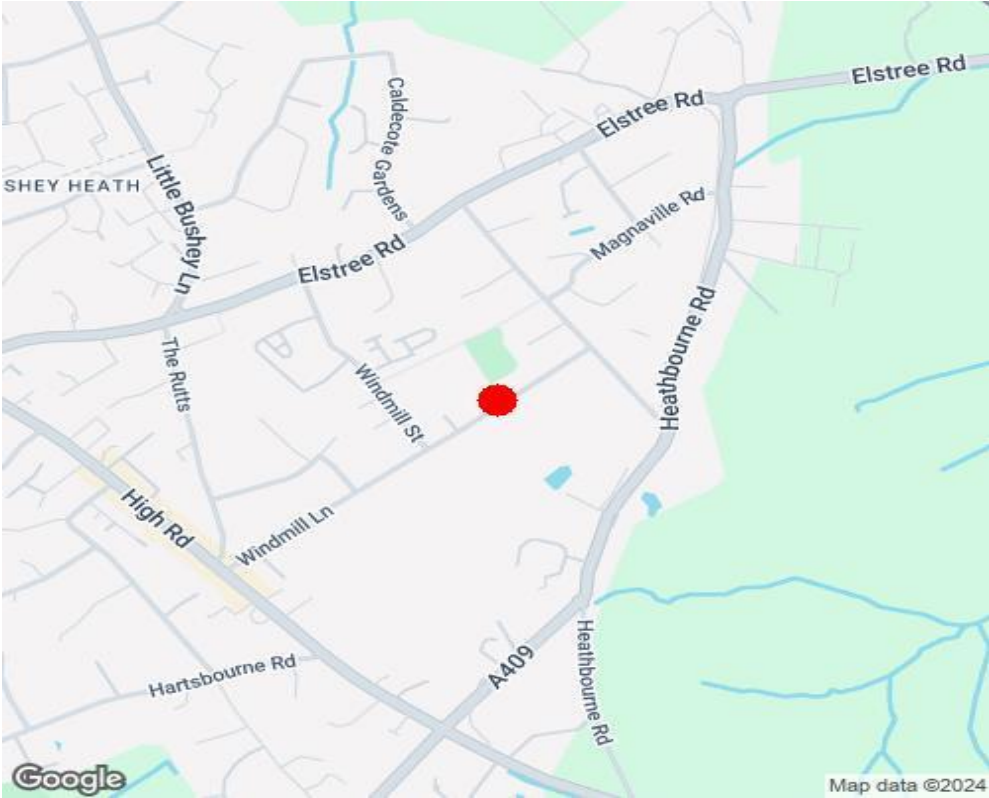
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(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.

