



11 Glencoe Road, Bushey, WD23 3DP

Price £425,000 Freehold

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11 Glencoe Road, Bushey, Hertfordshire, WD23 3DP

- Two Bedroom End Of Terrace House
- Heart Of Sought After Bushey Village
- New Boiler (2024)
- Double Bedrooms With Spacious Fitted Wardrobes
- Renovated Bathroom (Off Main Bedroom)
- Landscaped South West facing Rear Garden
- Gas Central Heating/ Double Glazed Windows
- Bushey Mainline Station, One Mile
- No Upper Chain
- Energy Rating: D

This charming bright, airy and well maintained 2- bedroom end of terrace house is set on a quiet residential road nestled in the heart of Bushey Village, conveniently near local shops, restaurants, well regarded schools and within one mile of Bushey's mainline station with fast trains to London Euston.

The property boasts character with original fireplaces and has been thoughtfully updated, including a newly installed boiler (2024). The main bedroom has been recently repainted and fitted with brand new carpet, and both spacious double bedrooms feature fitted wardrobes. A fully renovated bathroom, accessible from the main bedroom, adds to the house's appeal. Outside, a beautifully landscaped rear garden provides a tranquil outdoor space. The property is offered for sale with no upper chain and viewing is highly recommended.







ENTRANCE DOOR

THROUGH LOUNGE 25'0" (7.62m) x 10'6" (3.2m)

Attractive fireplace feature, wood flooring, staircase to the first floor , double glazed window to the front aspect

KITCHEN 12'1" (3.68m) x 6'7" (2.01m)

Double aspect room with double glazed window to the rear and window to the side aspect. Range of wooden wall and base units, working surfaces, stainless steel sink unit with drainer, electric oven , gas hob, space for fridge/ freezer, plumbing for washing machine, stone tiled flooring, inset spot lights, stable door with cat flap leading on to the garden

FIRST FLOOR LANDING

Feature stained glass leaded light window, access to fully boarded loft, generous storage space

BEDROOM 1 11'0" (3.35m) x 10'6" (3.2m)

Recently repainted. Double glazed window to the rear aspect, original cast iron fireplace feature, fitted wardrobe cupboards with sliding mirrored doors, newly laid carpet, door to

BATHROOM

Recently refurbished. Panelled bath with hand held shower attachment, glass shower screen, wash hand basin with cupboard under, low flush wc, cupboard housing wall mounted gas fired central heating boiler, decorative vinyl flooring, double glazed window to the rear aspect

BEDROOM 2 10'9" (3.28m) x 10'6" (3.2m)

Double glazed window to the front aspect, original cast iron fireplace, fitted wardrobe cupboards

OUTSIDE

FRONT GARDEN

Fenced shingle area

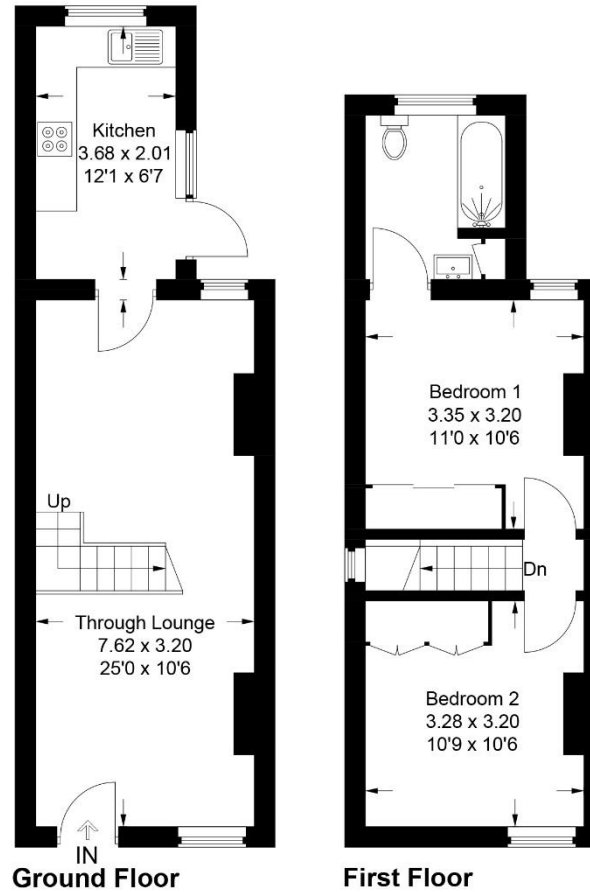
SOUTH WEST FACING REAR GARDEN

Approximately 10 meters (33ft) in length low maintenance landscaped rear garden with single sided attractive brick feature wall providing privacy, paved patio area, shingle area, timber shed, outside tap, convenient rear gated pedestrian access


COUNCIL TAX

Hertsmere Borough Council, Tax Band C, £1905.10 2024/2025

Approximate Gross Internal Area
Ground Floor = 33.1 sq m / 356 sq ft
First Floor = 30.2 sq m / 325 sq ft
Total = 63.3 sq m / 681 sq ft

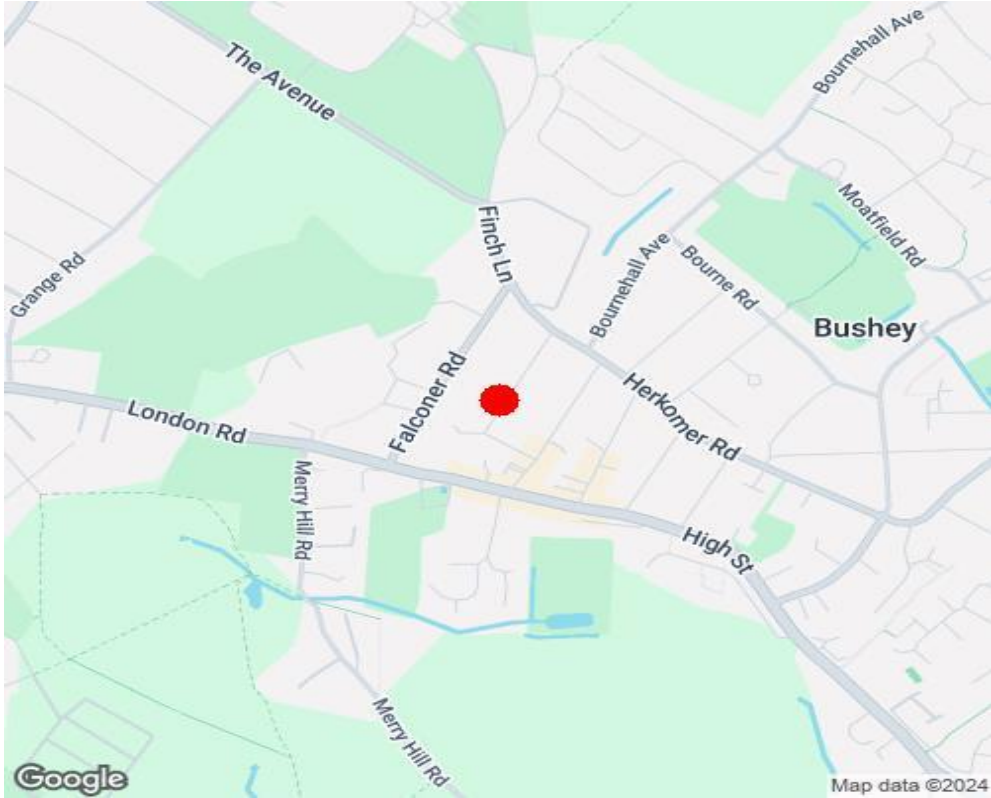


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(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.