



18 Malden Fields, Bushey, WD23 2QA

Price £700,000 Freehold

4  2 

 **Churchills**Bushey





Price £700,000

18 Malden Fields, Bushey, Hertfordshire, WD23 2QA

- 4 Bedroom 2 Bathroom Detached Family Home
- Recently Redecorated
- Separate Living Room & Dining Room
- Timber Framed Double Glazing/ Gas Central Heating
- Approx 50ft Rear Garden
- Garage & Parking
- No Upper Chain
- Energy Rating C

This spacious and recently redecorated detached family home offers four bedrooms and two bathrooms, providing ample living space. Downstairs there is an entrance hall, a cloakroom, separate living and dining rooms and a kitchen. Upstairs, the main bedroom features an en-suite shower room and three additional bedrooms which share the family bathroom. The first floor has newly fitted carpets. Outside, there is an approx 50ft rear garden. The property also includes a garage and off street parking.

Situated in a quiet cul-de-sac, the property is within easy reach of Bushey Mainline Station and is being offered for sale with no upper chain.













#### ENTRANCE HALL

Staircase to the first floor with cupboard under, wood flooring

#### CLOAKROOM

Fully tiled. Low flush wc, was hand basin, double glazed window to the side

#### LIVING ROOM 15'9" (4.8m) x 10'10" (3.3m)

Attractive fire place feature with marble hearth, wall lights, wood flooring, double glazed windows and double glazed patio doors leading out to the garden

#### DINING ROOM 10'11" (3.33m) x 10'3" (3.12m)

Double glazed window to the rear aspect, wood flooring

#### KITCHEN 14'2" (4.32m) x 7'0" (2.13m)

Range of wall and base units, working surfaces with inset 1.5 bowl stainless steel sink unit with drainer, electric Bosch oven, gas hob with stainless steel extractor hood over, plumbing for washing machine space for fridge/freezer, chrome ladder radiator, tiled floor and part tiled walls, inset spotlights, door to the side and double glazed window to the front aspect

#### FIRST FLOOR LANDING

Airing cupboard with Megaflo hot water system, access to the loft space via pull down ladder, newly fitted carpet

#### BEDROOM 1 12'4" (3.76m) x 11'11" (3.63m)

Range of fitted wardrobe cupboards and bedside cabinets, bed recess, inset spotlights, double glazed window to the front aspect, door to en-suite

#### EN-SUITE SHOWER ROOM

Fully tiled. Independent shower cubicle, wash hand basin and pedestal, mirrored wall cabinet, heated towel rail, low flush wc, inset spotlights, extractor fan, double glazed window to the side aspect

#### BEDROOM 2 11'7" (3.53m) x 10'8" (3.25m)

Fitted wardrobe cupboards with matching bedside cabinets, double glazed window to the rear aspect

#### BEDROOM 3 10'8" (3.25m) x 9'11" (3.02m)

Double glazed window to the rear aspect

#### BEDROOM 4 8'9" (2.67m) x 8'3" (2.51m)

Double glazed window to the front aspect, fitted storage unit

#### BATHROOM

Panelled bath with mixer taps and shower attachment, glass shower screen, back to wall wc, wash hand basin, tiled walls, wood flooring, inset spotlights, extractor fan, double glazed window to the side aspect

#### OUTSIDE

#### REAR GARDEN

Approx 50ft

Large paved patio area with steps up to lawn, gated side access

#### GARAGE 16'0" (4.88m) x 8'10" (2.69m)

Up and over door to the front, light & power

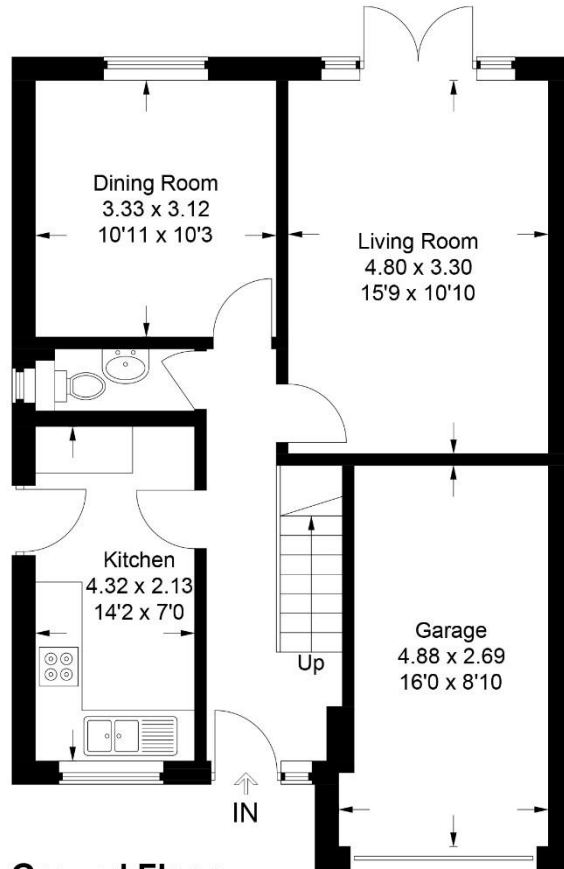
#### OFF STREET PARKING

To the front of the property

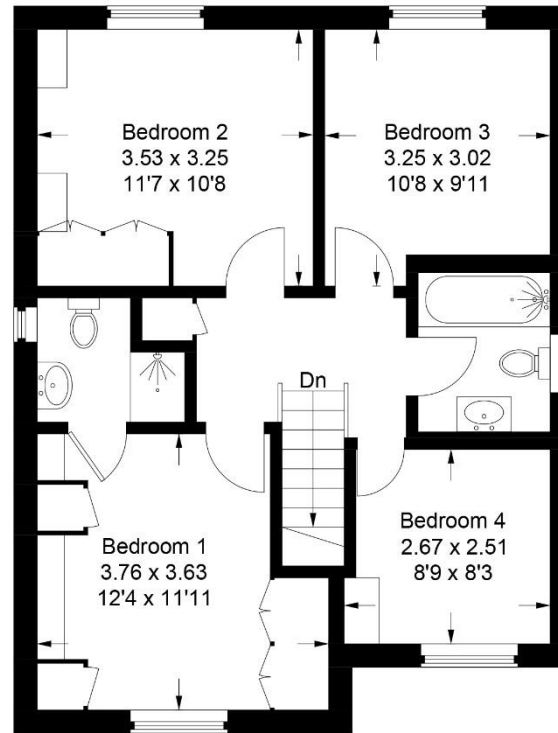
#### COUNCIL TAX

Hertsmere Borough Council Tax Band F £3246.45 2025/2026

Approximate Gross Internal Area  
 Ground Floor = 47.8 sq m / 514 sq ft  
 First Floor = 55.3 sq m / 595 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 115.5 sq m / 1,242 sq ft



**Ground Floor**

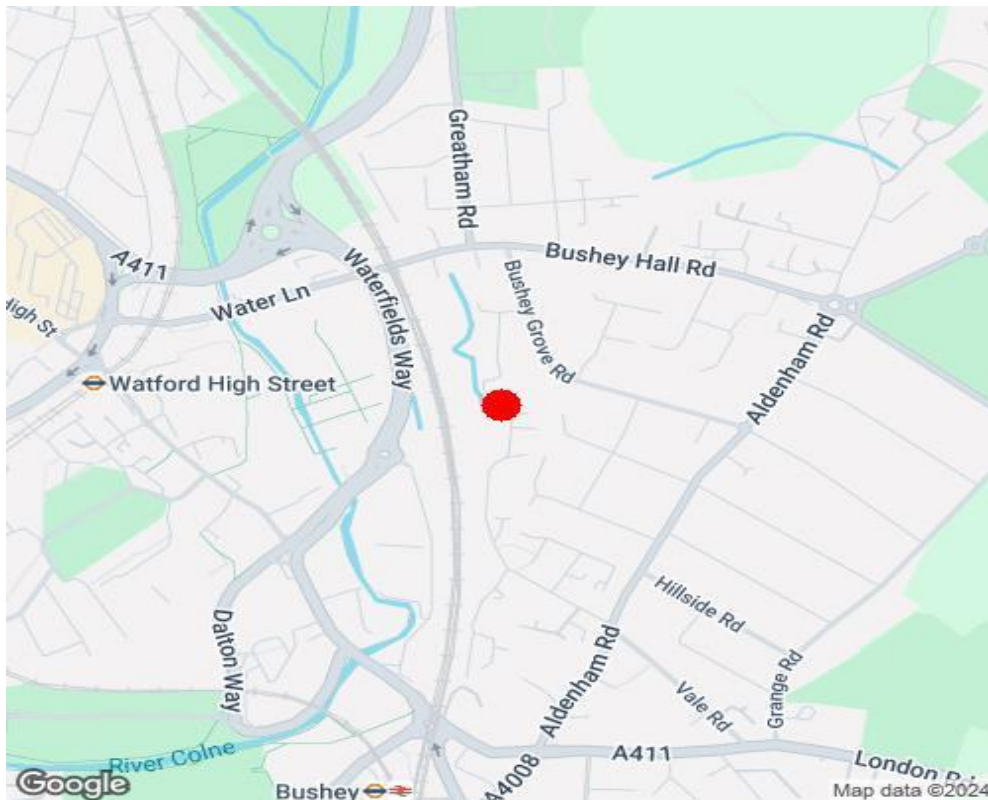
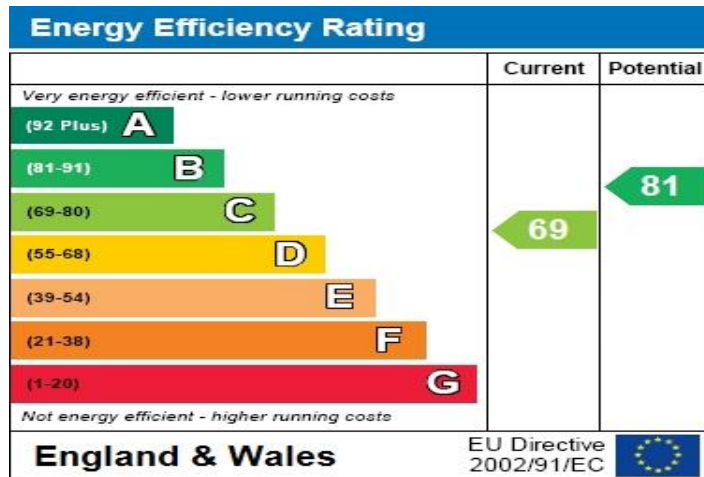


**First Floor**

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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#### 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.