



65 Homefield Road, Bushey, WD23 3AP

Price £499,000 Freehold

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 **Churchills**Bushey



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65 Homefield Road, Bushey, Hertfordshire, WD23 3AP

- 3 Bed Mid Terrace House
- 24ft Through Lounge
- Bathroom with Separate WC
- Gas Central Heating & Double Glazing
- Garage & Off Street Parking
- Convenient Location Close To Local Shops & Schools
- No Upper Chain
- Energy Rating: C

This mid terraced house offers spacious living with 3 double bedrooms, making it an ideal family home. Upon entering, you are welcomed by an entrance porch leading into a 24ft through lounge and a kitchen. The property features a bathroom with a separate WC for added convenience. It benefits from modern comforts such as gas central heating and double glazing throughout. At the rear, there is an approx 40ft rear garden, perfect for outdoor relaxation or entertaining. Additionally, the property includes a garage with its own driveway at the front, providing off street parking. Located in a convenient residential area, it is within easy reach of local shops and schools, making it an excellent choice for families. The house is offered for sale with no upper chain.







ENTRANCE PORCH

Double glazed window to the side aspect, door to

LIVING ROOM 24'0" (7.32m) x 11'1" (3.38m)

Double glazed window to the front aspect, staircase to the first floor, double glazed sliding patio doors leading on to the garden

KITCHEN 9'3" (2.82m) x 7'5" (2.26m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, cooker point, extractor hood, recess for fridge freezer, plumbing for washing machine, wall mounted gas fired central heating boiler, double glazed window to the rear aspect, vinyl flooring, inset spotlights

FIRST FLOOR LANDING

Access to the loft via pull down ladder, airing cupboard housing lagged hot water cylinder

BEDROOM 1 13'7" (4.14m) x 11'1" (3.38m)

Double glazed window to the rear aspect, fitted wardrobe cupboards with sliding doors

BEDROOM 2 11'0" (3.35m) x 10'7" (3.23m)

Double glazed window to the front aspect, fitted wardrobe cupboards

BEDROOM 3 10'7" (3.23m) x 8'2" (2.49m)

Double glazed window to the front aspect

BATHROOM

Panelled bath with hand held shower attachment, wash hand basin with pedestal, mirrored wall cabinet, heated towel rail, vinyl flooring, double glazed window to the rear aspect

SEPARATE WC

Low flush wc, vinyl flooring, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

Approximately 40ft with paved patio area, lawn with borders, fruit tree, rear pedestrian access

GARAGE 16'9" (5.11m) x 8'2" (2.49m)

Approached via own block paved driveway with up and over door to the front

OFF STREET PARKING


Via own block paved driveway to the front of the property providing parking for 1 car

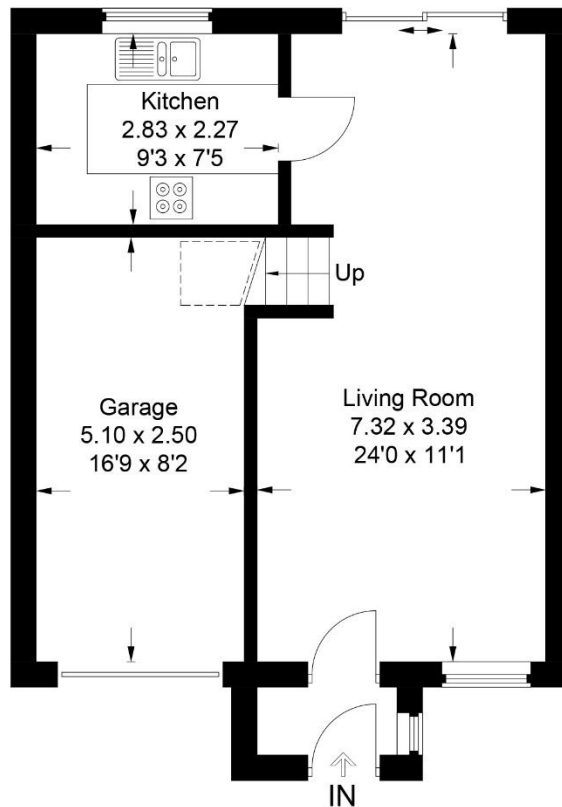
COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2747.00 2025/2026

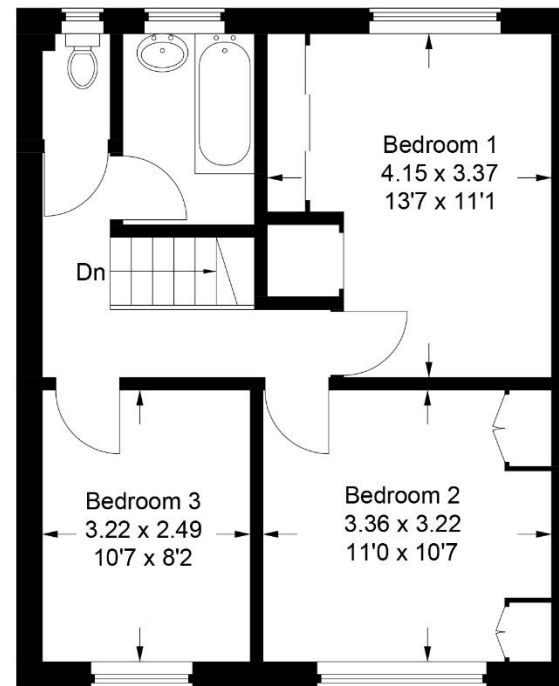
Approximate Gross Internal Area
 Ground Floor = 46.6 sq m / 502 sq ft
 First Floor = 44.4 sq m / 478 sq ft
 Total = 91.0 sq m / 980 sq ft
 (Including Garage)



 = Reduced headroom below 1.5m / 5'0



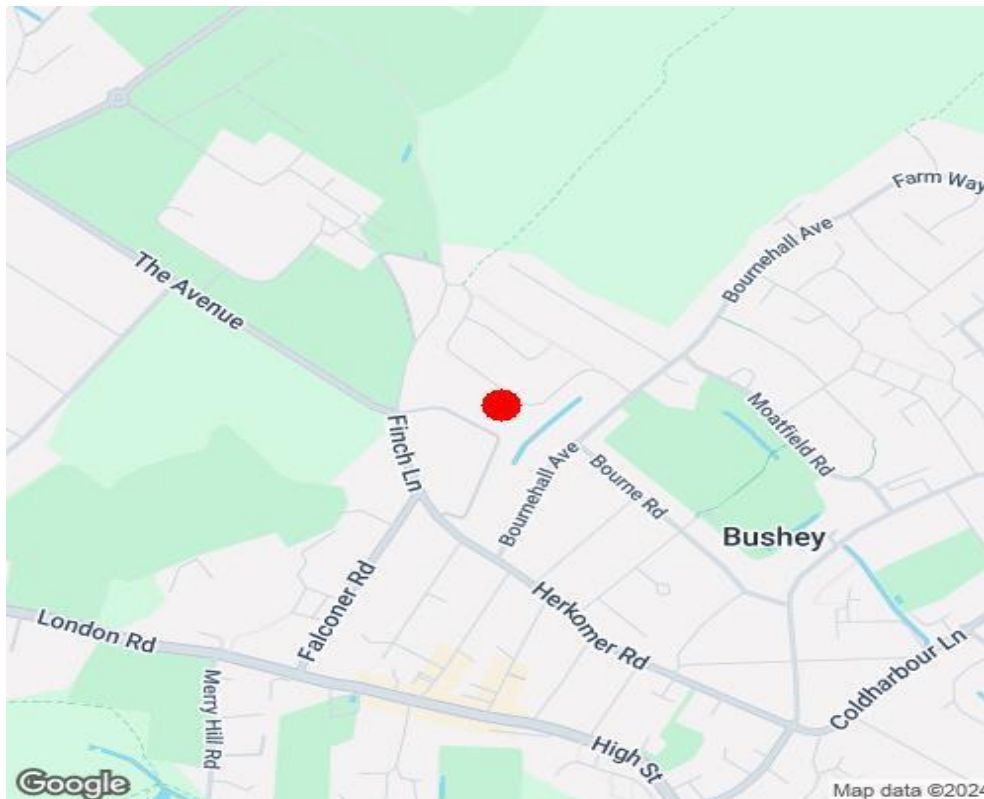
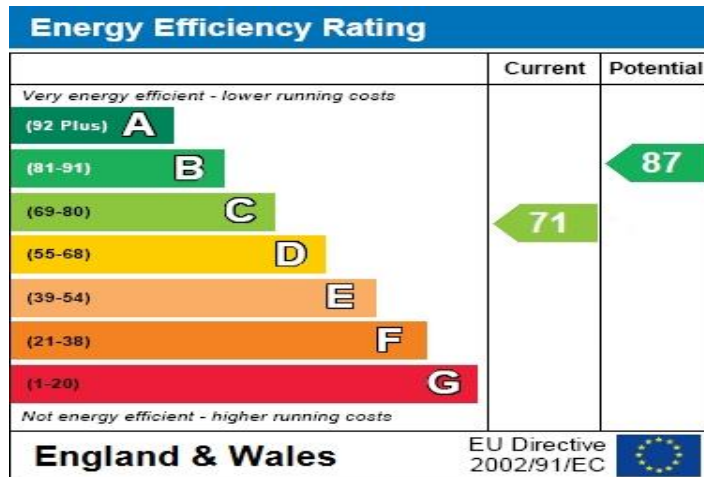
Ground Floor



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.