



14a Chestnut Rise, Bushey, WD23 1AB

Price £850,000 Freehold

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 ChurchillsBushey



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14a Chestnut Rise, Bushey, Hertfordshire, WD23 1AB

- An Immaculate 3 Bed 2 Bath Detached House
- Built in 2017 To A High Specification
- Cul De Sac Location
- Double Glazing/ Gas Central Heating/ Under Floor Heating Downstairs
- Open Plan Fitted Kitchen/ Living Room With Bifolding Doors To Garden
- Off Street Parking To The Front
- No Upper Chain
- Energy Rating: B

This immaculately presented detached house, built in 2017 to an exceptional standard, offers modern living with thoughtful design, nestled in a quiet cul-de-sac for added privacy and tranquility. The property features 3 bedrooms and 2 bathrooms, with underfloor heating throughout the ground floor. A ground floor bedroom and cloakroom provide convenience, while the open-plan kitchen and living area showcase an exposed brick feature wall and bi-folding doors leading to a beautifully maintained rear garden. A separate utility room adds practicality. Upstairs, both bedrooms boast walk-in wardrobes and en-suite bathrooms, with the main bedroom featuring a Juliette balcony that overlooks the scenic former Bushey Country Club. Oak internal doors and a kitchen fitted with high-end appliances enhance the luxurious feel.

Off-street parking is available at the front, and the home is ideally located near Bushey High Street with an array of shops and restaurants. Offered for sale with no upper chain, this property combines elegance, comfort, and accessibility.









ENTRANCE HALL

Engineered wood flooring with under floor heating, inset spotlights, staircase to the first floor with cupboard under

CLOAKROOM

Fully tiled, under floor heating, double glazed window to the front aspect with fitted shutters, wash hand basin with cupboard under, mirrored wall cabinet, wc with concealed cistern, inset spot lights

BEDROOM 3 10'3" (3.12m) x 9'7" (2.92m)

Double glazed window to the front aspect with fitted shutters, engineered wood flooring with under floor heating, inset spot lights

OPEN PLAN KITCHEN/ LIVING ROOM 20'4" (6.2m) x 18'10" (5.74m)

Under floor heating throughout. Feature brick wall, bifolding doors leading on to the garden, engineered wood flooring,

Fully fitted kitchen with a range of wall and base units, granite working surfaces incorporating a breakfast bar, large ceramic sink with drainer, integrated AEG double oven, induction hob with chimney hood extractor over and dishwasher, Samsung fridge freezer, tiled floor, inset spotlights, double glazed window to the side aspect

UTILITY ROOM

Range of wall and base units, working surfaces, circular stainless steel sink, under counter fridge, plumbing for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler (Worcester Bosch), tiled floor with under floor heating, inset spotlights, double glazed window to the side aspect

FIRST FLOOR LANDING

Velux window to the side aspect, inset spotlights

BEDROOM 1 18'10" (5.74m) x 13'9" (4.19m)

Double glazed windows and doors to Juliette balcony, inset spot light, walk in wardrobe (with Velux window to the side), door to

ENSUITE BATHROOM

Four piece bathroom suite with independent bath with hand held shower attachment, shower cubicle, wash hand basin with drawers under, fitted wall mirror, low flush wc, chrome ladder radiator, inset spot lights, Velux window to side aspect

BEDROOM 2 15'4" (4.67m) x 10'2" (3.1m)

Double glazed window to the front aspect with fitted shutters, walk in wardrobe with lighting, inset spot lights, door to

ENSUITE SHOWER ROOM

Fully tiled. With shower cubicle, wash hand basin with drawers under, fitted wall mirror, low flush wc, chrome ladder radiator, inset spot lights, Velux window to the side aspect

OUTSIDE

REAR GARDEN

South west facing garden with paved patio area, lawn with borders, trees, out side tap and lighting, gated side access

OFF STREET PARKING

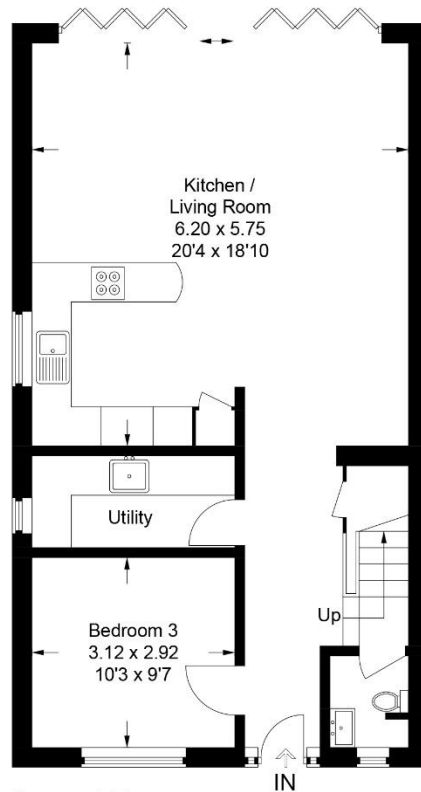
Via own block paved driveway to the front of the property

COUNCIL TAX

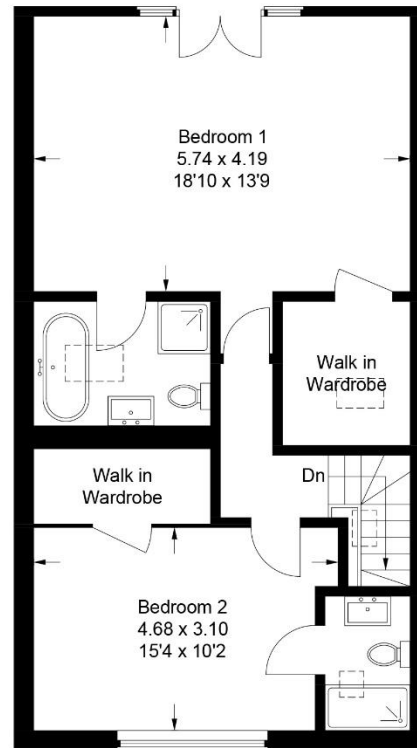
Hertsmere Borough Council, Tax Band F, £3095.78 2024/2025

14A Chestnut Rise

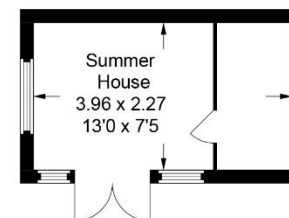
Approximate Gross Internal Area
 Ground Floor = 62.7 sq m / 675 sq ft
 First Floor = 62.7 sq m / 675 sq ft
 Outbuilding = 8.9 sq m / 96 sq ft
 Total = 134.3 sq m / 1,446 sq ft



Ground Floor



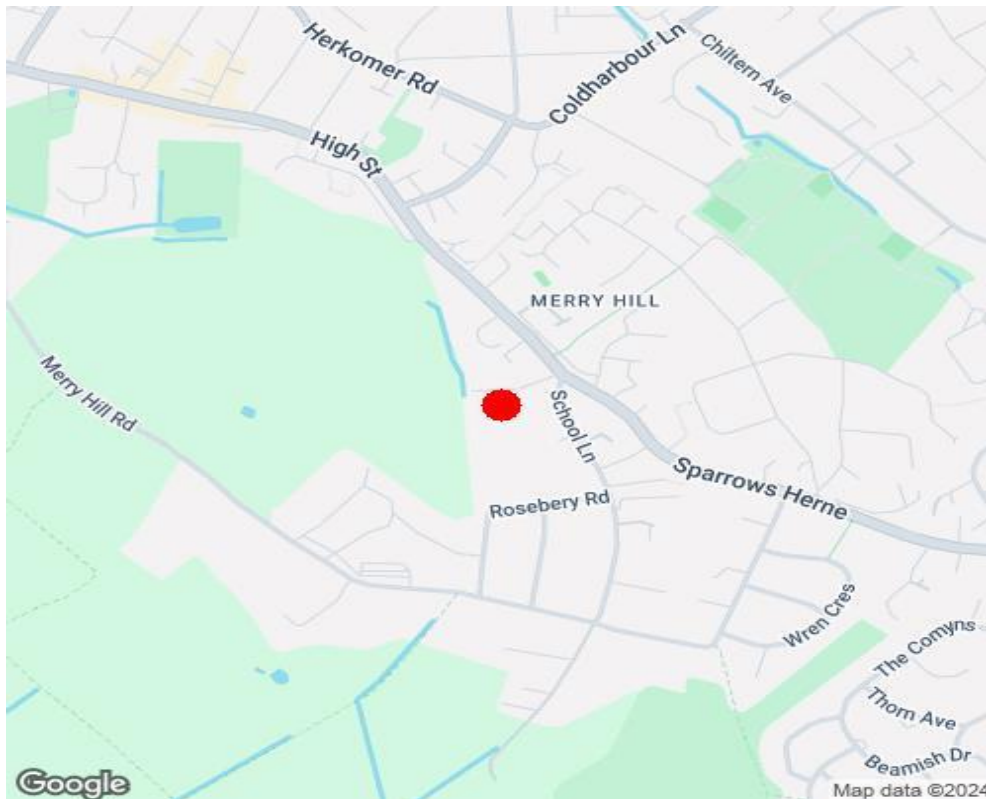
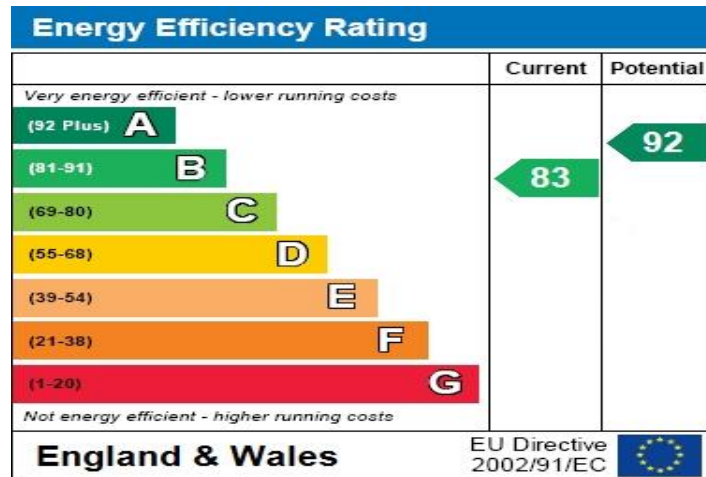
First Floor



(Not Shown In Actual
Location / Orientation)

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.