



461 Bushey Mill Lane, Bushey, WD23 2AT

Price £739,950 Freehold

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 ChurchillsBushey



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461 Bushey Mill Lane, Bushey, Hertfordshire, WD23 2AT

- Double Height Rear Extended Detached House
- 3/4 Bedrooms
- Open Plan Kitchen / Diner
- Utility Room
- Downstairs W.C
- Main Bedroom With Dressing Room & En-Suite
- Well Maintained Private Rear Garden
- Driveway For Several Cars
- Popular Local Schools Close By
- Energy Rating: D

This beautiful 3/4 bedroom double height rear extended detached family home. The property is presented in excellent condition throughout and offers ample living accommodation. Upon entrance you will find a bright and spacious hallway with access to the w.c, 4th bedroom/study and a large living room. The open plan modern kitchen / diner features a breakfast bar, space for table and chairs and feature bar, perfect for entertaining family and guests. On the first floor you will find three great double bedrooms, the main bedroom with a superb dressing room and en-suite. There is a luxury family size bathroom accessed from the landing. Further benefits to this exceptional property include a driveway for several vehicles, double glazing, gas central heating and a well maintained private rear garden.



BRILLIANT LOCATION with easy access to M1, A41 & M25. Watford Junction Station is only a 1.4 mile walk away. Local shops, leisure facilities, green spaces, popular local schools and all other amenities are close by. This excellent house is the perfect family home and we strongly advise early viewings to avoid missing out.







Approximate Gross Internal Area
Ground Floor = 93.0 sq m / 1,001 sq ft
First Floor = 61.3 sq m / 660 sq ft
Total = 154.3 sq m / 1,661 sq ft

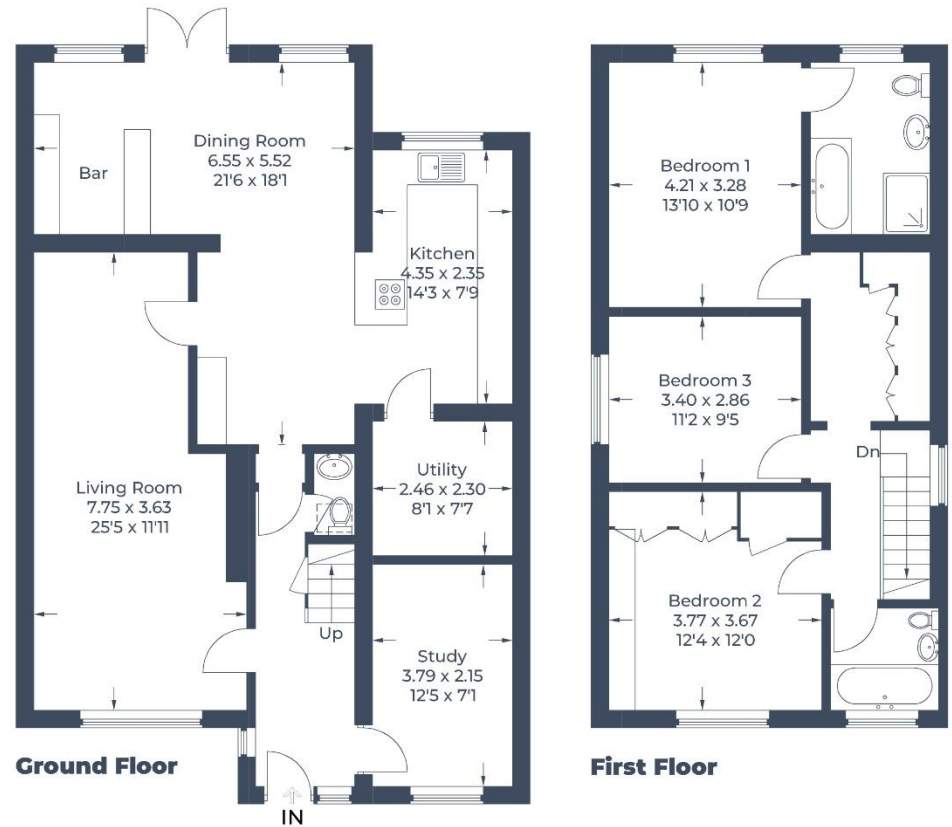

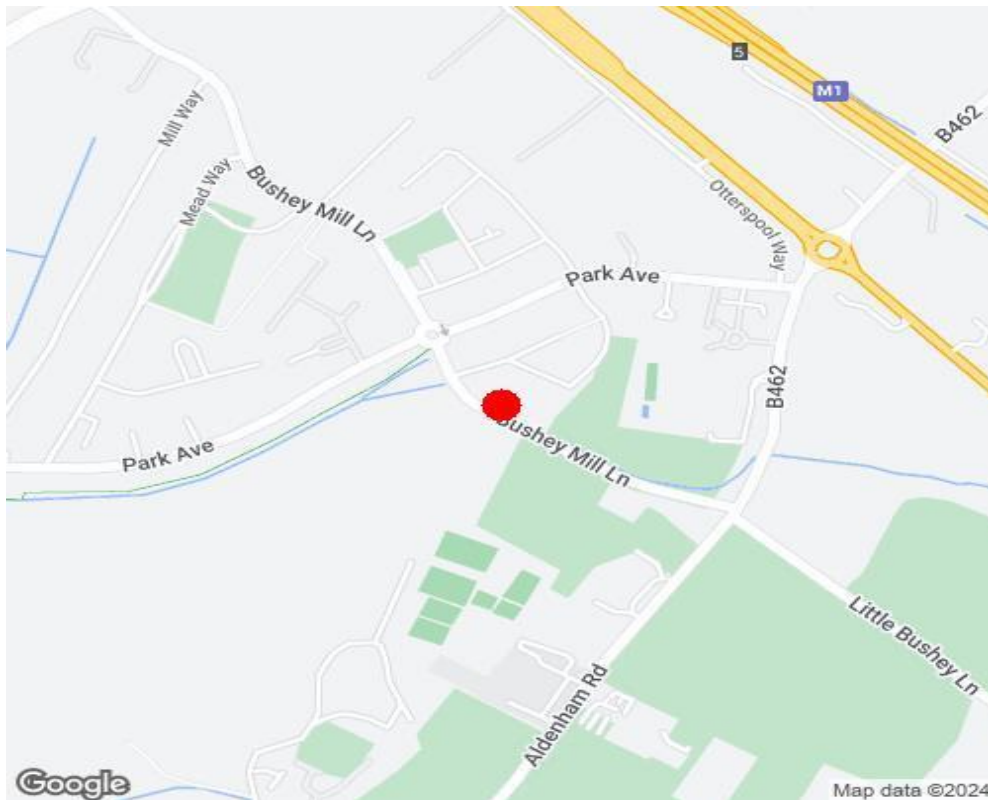


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.