



49 Bushey Grove Road, Bushey, WD23 2JG

Price £850,000 Freehold

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 ChurchillsBushey





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49 Bushey Grove Road, Bushey, Hertfordshire, WD23 2JG

- Charming 4 bed 3 reception Room Semi Detached House
- Full of Character With High Ceilings
- Large Cellar
- Gas Central Heating/ Double Glazing
- Off Street Parking To The Front
- Sought After Location
- No Upper Chain
- Energy Rating: D

This charming semi detached house offers a perfect blend of character and space, boasting 4 bedrooms and 3 reception rooms.

The property is adorned with high ceilings, deep skirting boards, decorative cornicing, and elegant ceiling roses, adding a touch of period charm. The layout includes an inviting entrance porch and hall, leading to the first reception room, which features a double glazed bay window to the front and an attractive fireplace. Two additional reception rooms provide ample living and entertaining space, complemented by a kitchen, a cloakroom, and a large cellar for storage. Upstairs, a spacious landing leads to four generously sized bedrooms and a family bathroom. Externally, the property benefits from a rear garden and off street parking at the front.

Situated in a sought after location, the property offers convenient access to Bushey mainline station, Watford town centre, local schools, and leisure facilities. In need of updating, this home is offered for sale with no upper chain, presenting an excellent opportunity to personalise and modernise.















## ENTRANCE PORCH

Windows to the front aspect

## ENTRANCE HALL

Staircase to the first floor, door leading to cellar, picture rail

## RECEPTION ROOM 1 16'10" (5.13m) x 12'11" (3.94m)

Double glazed window to the front bay, attractive fireplace feature, picture rail, decorative cornice and ceiling rose

## RECEPTION ROOM 2 15'0" (4.57m) x 10'11" (3.33m)

Double glazed windows to the rear aspect, double glazed patio doors leading on to the garden, picture rail, decorative ceiling rose

## RECEPTION ROOM 3 14'10" (4.52m) x 8'5" (2.57m)

Double glazed window to the rear aspect, storage room with sash window to the side aspect

## KITCHEN 11'0" (3.35m) x 8'6" (2.59m)

Range of wall and base units, working surfaces, 1.5 bowl sink unit with drainer, fitted Bosch electric oven, gas hob with extractor hood over, built in fridge freezer and dishwasher, plumbing for washing machine, tiled floor, double glazed window to the side aspect, double glazed door leading to the outside

## CLOAKROOM

Low flush wc, wash hand basin, dado rail, airing cupboard housing lagged hot water cylinder, cupboard housing wall mounted gas fired central heating boiler, double glazed window to the side aspect

## CELLAR

Spacious cellar with light, power and meters

## FIRST FLOOR LANDING

Spacious landing with wood flooring, access to loft, storage cupboard

## BEDROOM 1 16'7" (5.05m) x 12'11" (3.94m)

Double glazed window to the front bay, picture rail, vanity unit incorporating wash hand basin , cupboards and fitted wall mirror, cupboard housing electric shower with extractor fan

## BEDROOM 2 15'0" (4.57m) x 11'0" (3.35m)

Double glazed window to the rear aspect, fitted desk, shelving to alcoves

## BEDROOM 3 14'10" (4.52m) x 8'5" (2.57m)

Double glazed window to the rear aspect

## BEDROOM 4 14'0" (4.27m) x 6'5" (1.96m)

Double glazed window to the front aspect

## BATHROOM

Panelled bath with Victorian style hand held shower attachment, vanity unit incorporating wash hand basin , wc with concealed cistern, part tiled walls, inset spotlights, laminate wood flooring, double glazed window to the side aspect

## OUTSIDE

## REAR GARDEN

Paved patio area with steps down to gravel areas, borders, trees, gated side access, outside light and tap

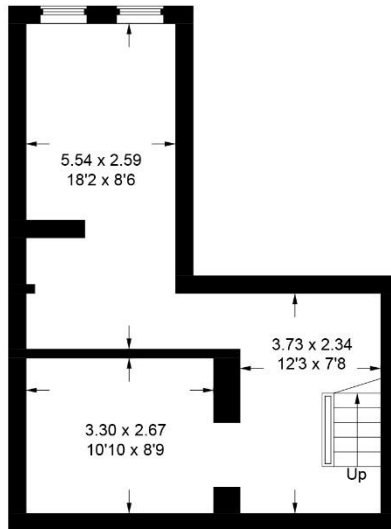
## OFF STREET PARKING

To the front of the property via own driveway

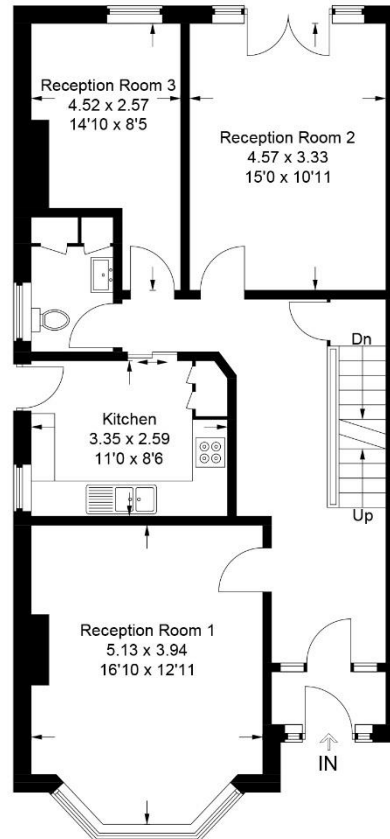
## COUNCIL TAX

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

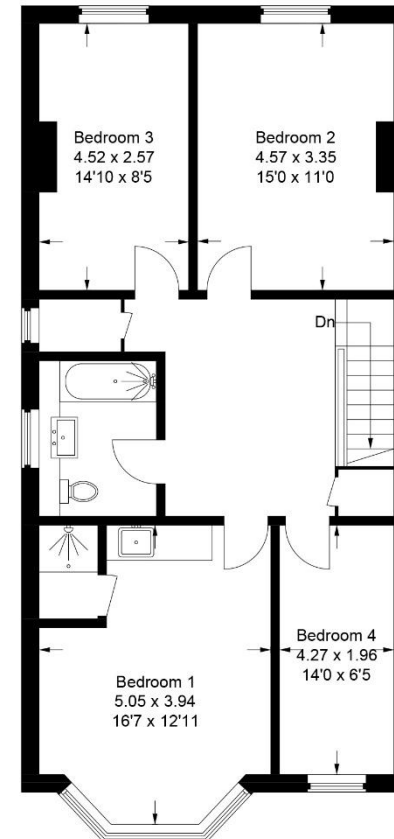
Approximate Gross Internal Area  
 Ground Floor = 78.1 sq m / 841 sq ft  
 First Floor = 79.4 sq m / 855 sq ft  
 Cellar = 34.4 sq m / 370 sq ft  
 Total = 191.9 sq m / 2,066 sq ft



**Cellar**



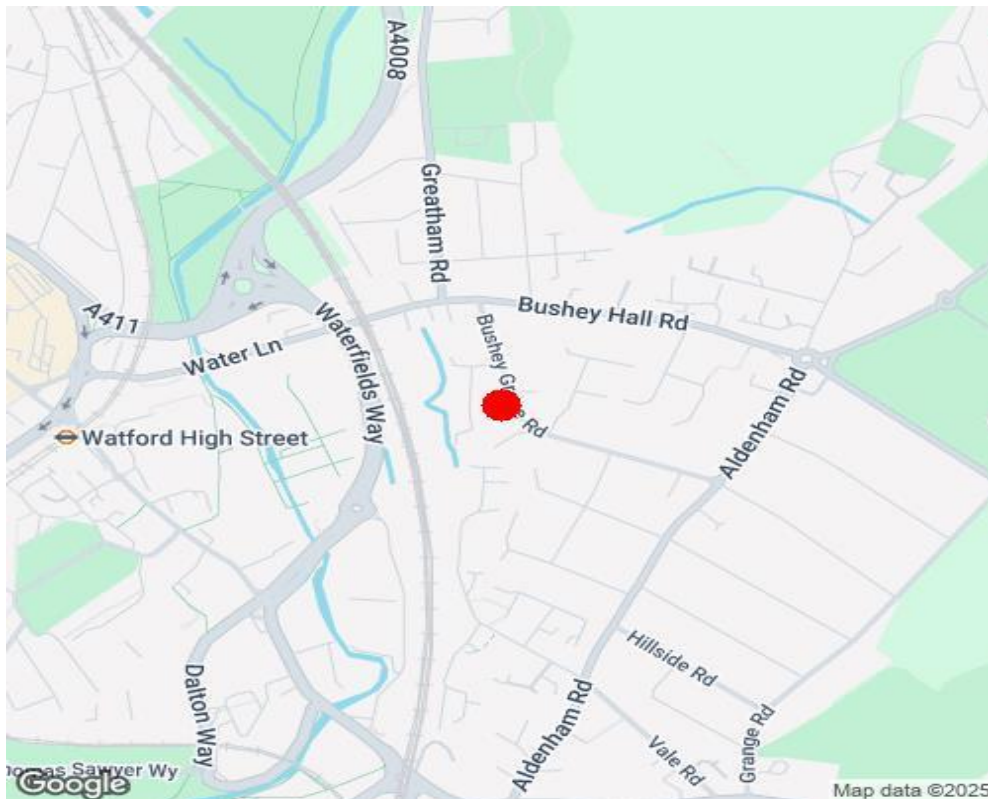
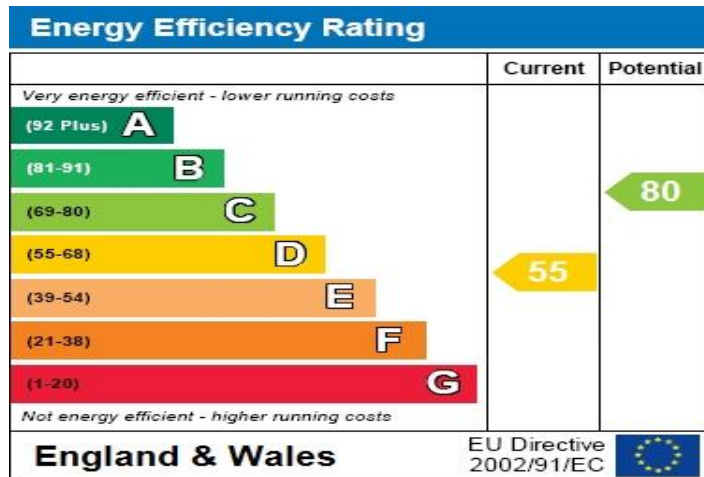
**Ground Floor**



**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.