



14 The Clover Field, Bushey, WD23 1DN

Price £975,000 Freehold

4  2 

 ChurchillsBushey



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14 The Clover Field, Bushey, Hertfordshire, WD23 1DN

- Modern 4 Bedroom 2 Bathroom Detached House On A Private Road
- Convenient Location Within Walking Distance Of Bushey High Street
- Modern Kitchen/ Breakfast Room With Separate Utility Room
- Main Bedroom With Ensuite Shower Room
- Newly Fitted Windows & New Boiler
- Private Rear Garden
- Garage & Off Street Parking
- Energy Rating:C

This modern 4 bedroom, 2 bathroom detached house is ideally situated in a quiet cul-de-sac on a private road, just a short walk from Bushey High Street.

The property features a welcoming entrance hall leading to a cloakroom, a spacious living room with double doors opening to the rear garden, and a stylish, modern fitted kitchen with a dining area, complemented by a separate utility room. The main bedroom benefits from an ensuite shower room, while three additional bedrooms share the family bathroom. Outside, the rear garden offers a private outdoor space, and the garage, accessed via its own driveway, provides convenient storage and parking, along with additional off street parking to the front. The home is equipped with gas central heating, including a newly fitted boiler (installed in 2025), and recently replaced double glazed windows throughout for improved insulation and energy efficiency.

Located close to local shops, highly regarded schools, and restaurants, this property combines modern comfort with a prime, accessible location.









## ENTRANCE HALL

Decorative cornice, staircase to the first floor

## CLOAKROOM

Double glazed window to the front aspect, wash hand basin, low flush wc, laminate wood flooring

## LIVING ROOM 21'7" (6.58m) x 10'10" (3.3m)

Triple aspect room with double glazed window to the front, side and rear and double glazed patio doors leading on to the garden, attractive fireplace feature with fitted coal effect gas fire, decorative cornice

## KITCHEN/ DINING ROOM 21'4" (6.5m) x 10'2" (3.1m)

Double aspect room with double glazed windows to the front and rear. door Range of modern wall and base units, wooden working surfaces, 1.5 bowl stainless steel sink unit with drainer, space for range cooker, extractor chimney hood, space for fridge freezer, integrated Bosch dishwasher, wine cooler, wood effect flooring, inset spotlights, space for dining table, door to

## UTILITY ROOM 6'11" (2.11m) x 5'8" (1.73m)

Base units, wooden working surfaces, plumbing for washing machine, wood effect flooring, extractor fan, double glazed window to the rear aspect, double glazed door leading on to the garden

## FIRST FLOOR LANDING

Access to the loft ( part boarded), double glazed window to the rear aspect, decorative cornice, airing cupboard housing lagged hot water cylinder

## BEDROOM 1 13'10" (4.22m) x 9'11" (3.02m)

Double glazed window to the front aspect, fitted wardrobe cupboards, door to

## ENSUITE SHOWER ROOM

Fully tiled with corner shower cubicle, wash hand basin, shaver point, low flush wc, chrome ladder radiator, inset spotlights, extractor fan, double glazed window to the front aspect

## BEDROOM 2 11'4" (3.45m) x 10'11" (3.33m)

Double glazed window to the rear aspect, fitted wardrobe cupboards

## BEDROOM 3 10'5" (3.18m) x 10'0" (3.05m)

Double glazed window to the front aspect, fitted wardrobe cupboards

## BEDROOM 4 10'0" (3.05m) x 7'5" (2.26m)

Double glazed window to the rear aspect

## FAMILY BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, wash hand basin with cupboard under, fitted wall mirror with feature lighting, wc with concealed cistern, chrome ladder radiator, inset spotlights, extractor fan

## OUTSIDE

### REAR GARDEN

Well maintained rear garden with paved patio area, lawn with decked seating area, gated side access, outside tap, power point and lighting

## GARAGE 16'11" (5.16m) x 7'8" (2.34m)

Approached via own block paved driveway with up and over door to the front, double glazed door to the rear leading in to the garden,

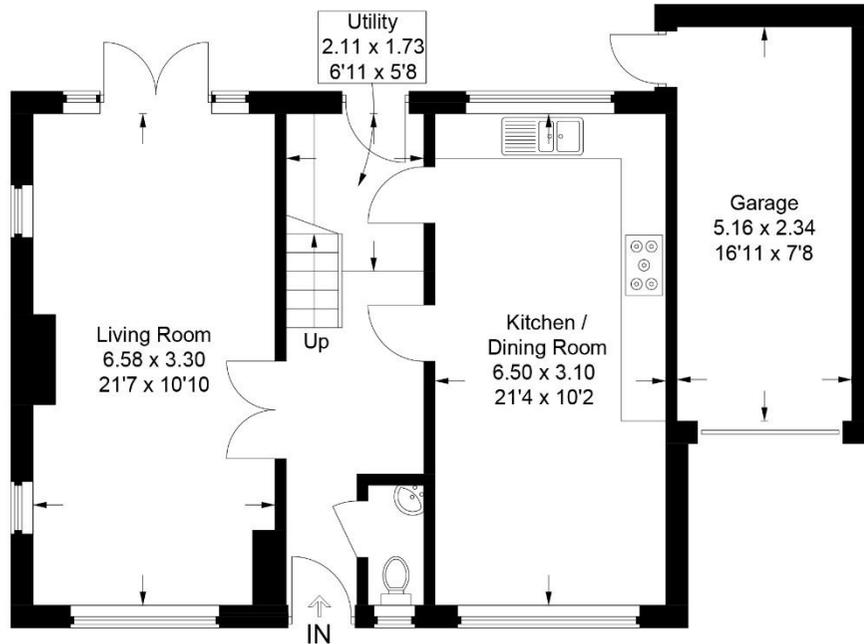
## OFF STREET PARKING

To the front of the property

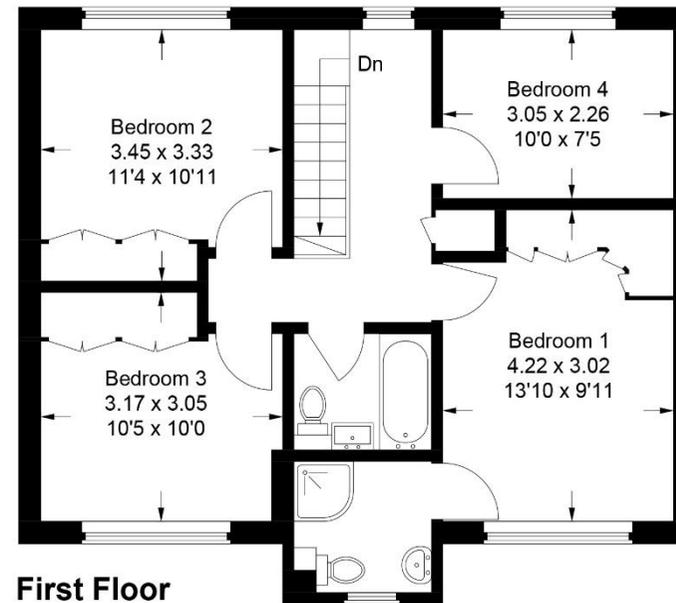
## COUNCIL TAX

Hertsmere Borough Council, Tax Band G, £3745.90 2025/2026

Approximate Gross Internal Area  
Ground Floor = 56.2 sq m / 605 sq ft  
First Floor = 57.4 sq m / 618 sq ft  
Garage = 12.4 sq m / 133 sq ft  
Total = 126.0 sq m / 1,356 sq ft



**Ground Floor**



**First Floor**

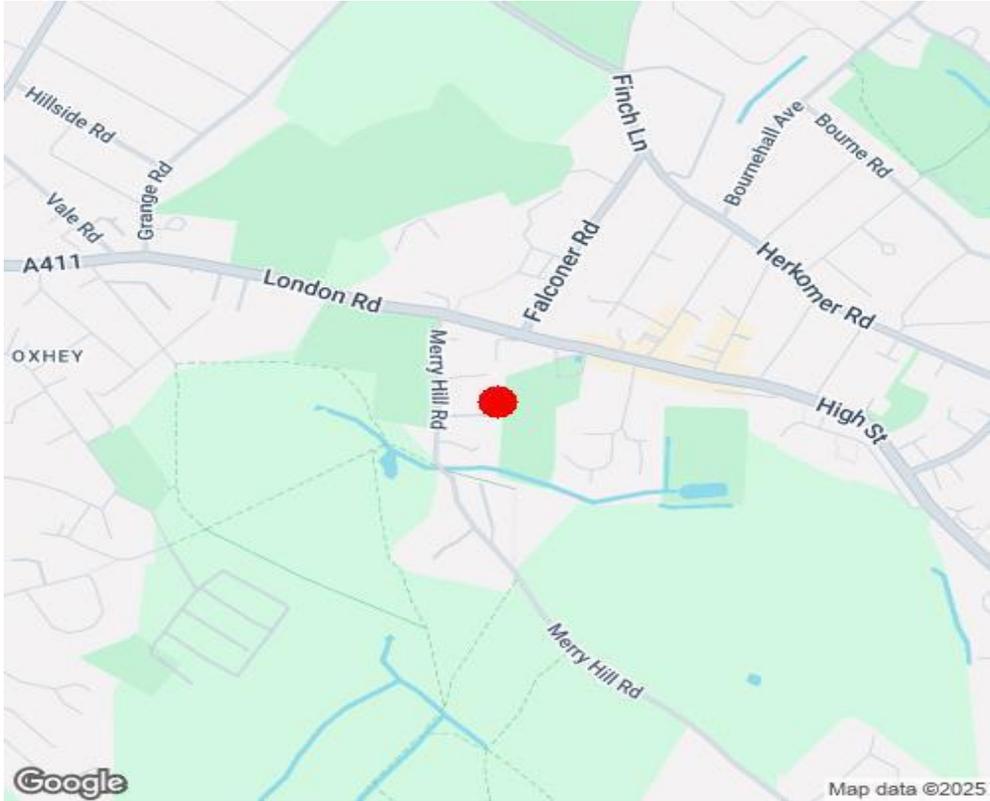
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>82</b>
(55-68) <b>D</b>	<b>72</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.