



19 Springfield, Bushey Heath, WD23 1GL

Price £570,000 Freehold

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Price £570,000

19 Springfield, Bushey Heath, Bushey, Hertfordshire,  
WD23 1GL

- A 3 Bedroom 2 Bathroom End Of Terrace Cottage
- Sought After Cul De Sac Location In Bushey Heath
- Large Reception Room Perfect For Entertaining
- Bright Kitchen/ Breakfast Room
- Gas Central Heating/ Part Double Glazing
- Off Street Parking
- No Upper Chain
- Energy Rating: D

This charming 3 bedroom, 2 bathroom end of terrace cottage, built in 1900, offers a deceptively spacious interior with a thoughtfully extended rear section that was once used as washrooms.

The property welcomes you through an entrance hall leading to a front reception room, while the kitchen, featuring classic quarry tile flooring, flows seamlessly into a bright and airy breakfast room. A generously sized second reception room provides an excellent space for entertaining. The extension also includes a utility room, a ground floor shower room, and an additional bedroom. Upstairs, there are two well proportioned bedrooms and a large family bathroom. The home benefits from gas central heating, partial double glazing, and a delightful rear garden. With off street parking at the front, this cottage is situated in a sought after cul de sac in Bushey Heath and is offered for sale with no upper chain.













#### ENTRANCE HALL

Laminate wood flooring, staircase to the first floor

#### RECEPTION ROOM 1 12'7" (3.84m) x 10'10" (3.3m)

Double glazed sash window to the front aspect, dado rail, cast iron feature fireplace

#### BREAKFAST ROOM 11'0" (3.35m) x 9'0" (2.74m)

Laminate wood flooring, sash window to the rear aspect, storage cupboard, step down to

#### KITCHEN 12'0" (3.66m) x 9'6" (2.9m)

Range of wall and base units, granite working surfaces, butler sink with mixer tap, range cooker with extractor chimney hood over, built in fridge freezer and dishwasher, quarry tile floor, inset spotlights, sash window to the side aspect, door leading on to the garden

#### RECEPTION ROOM 2 30'1" (9.17m) x 12'3" (3.73m)

Double aspect room with 3 double glazed windows to one side and 3 sash windows to the other side, cast iron fireplace feature, laminate wood flooring

#### UTILITY ROOM

Wall and base units, working surfaces, plumbing for washing machine, space for tumble dryer, tiled floor, double glazed window to the side aspect, double glazed door leading on to the garden

#### BEDROOM 3/ STUDY 12'0" (3.66m) x 7'6" (2.29m)

Double aspect room with double glazed windows to the side and rear aspects

#### GROUND FLOOR SHOWER ROOM

Shower cubicle, wash hand basin with cupboard under, mirrored wall cabinet, low flush wc, large fitted wall mirror, part tiled walls, tiled floor, extractor fan, double glazed window to the side aspect

#### FIRST FLOOR LANDING

Access to loft via pull down ladder

#### BEDROOM 1 16'7" (5.05m) x 10'10" (3.3m)

Double glazed sash window to the front aspect, fitted wardrobe cupboards along one wall

#### BEDROOM 2 11'0" (3.35m) x 9'0" (2.74m)

Double glazed window to the rear aspect, cast iron fireplace, dado rail

#### BATHROOM

Freestanding bath with Victorian style hand held shower attachment, vanity unit incorporating his and hers wash basin with cupboards under, shower cubicle, low flush wc, storage cabinet, chrome ladder radiator, laminate wood flooring, part tiled walls, tiled floor, double glazed window to the side aspect

#### OUTSIDE

#### REAR GARDEN

With quarry tiled partly covered patio area, lawn, covered side access with brick store, gated side access, outside tap

#### OFF STREET PARKING

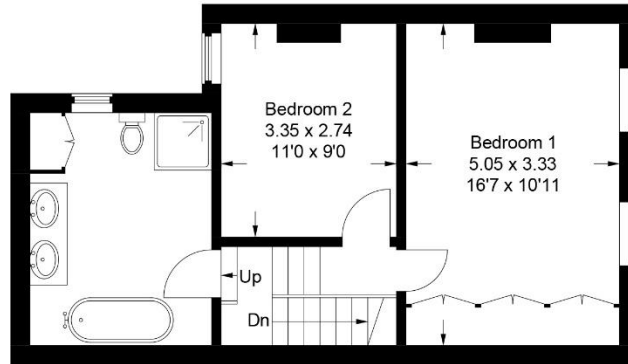
To the side of the property

#### COUNCIL TAX

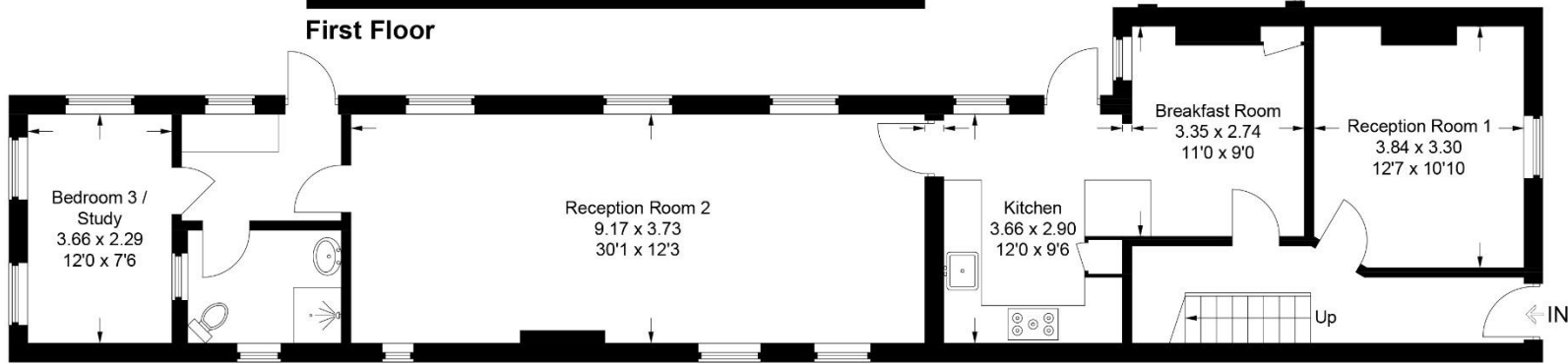
Hertsmere Borough Council, Tax Band E, £2747.00 2025/2026

# 19 SPRINGFIELD

Approximate Gross Internal Area  
Ground Floor = 96.2 sq m / 1,035 sq ft  
First Floor = 42.5 sq m / 457 sq ft  
Shed = 4.7 sq m / 50 sq ft  
Total = 143.4 sq m / 1,542 sq ft




**First Floor**



**Ground Floor**

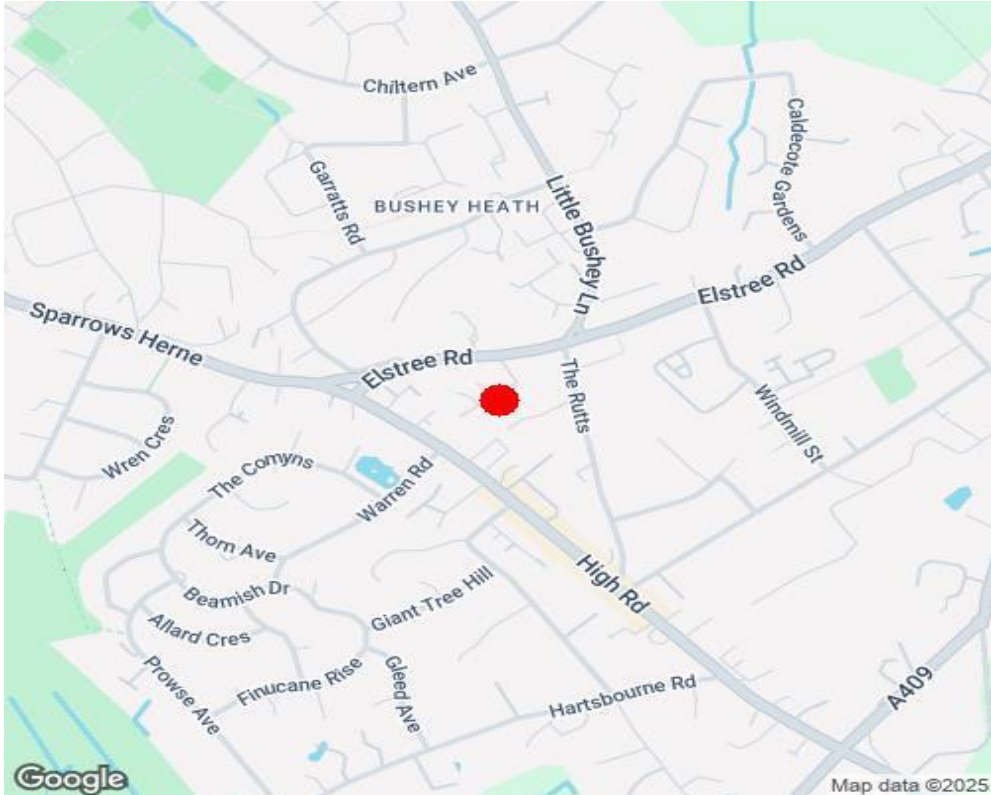
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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.