



5 Grove Cottages, Bushey, WD23 3AE

Price £350,000 Freehold

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 ChurchillsBushey





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5 Grove Cottages, Bushey, Hertfordshire, WD23 3AE

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- A 2 Double Bedroom Terrace Cottage
- In Need Of Complete Modernisation
- Situated in Bushey Village
- Separate Living Room & Dining Room
- Ground Floor Bathroom With Separate WC
- Large South Facing Front Garden
- No Upper Chain
- Energy Rating: E

This 2 bedroom terraced cottage, built in 1894 is located in the heart of Bushey Village and offers a fantastic opportunity for renovation and modernisation. In need of complete updating, the property features 2 generously sized double bedrooms, both accessible from the first floor landing. The ground floor comprises a separate living room and dining room, a kitchen, and a bathroom with a separate WC. Double glazed windows are installed throughout the home. Outside, a large, south facing well stocked front garden enhances the property's appeal. Situated in a highly sought after location, this home is offered for sale with no upper chain, making it an ideal prospect for buyers looking to transform it into their dream home.











ENTRANCE DOOR

LIVING ROOM 11'0" (3.35m) x 10'11" (3.33m)  
Picture rail, double glazed window to the front, fitted gas fire (not in use)

DINING ROOM 10'11" (3.33m) x 10'0" (3.05m)  
Door to the outside, vinyl floor, fitted gas fire (not in use), staircase to the first floor

KITCHEN 7'3" (2.21m) x 5'7" (1.7m)  
Double glazed window to the side, stainless steel sink unit with drainer, cooker point, vinyl flooring, airing cupboard housing lagged hot water tank and immersion heater

GROUND FLOOR BATHROOM  
Panelled bath , wash hand basin, double glazed window to the rear, vinyl flooring, pocket door leading to

SEPARATE WC  
Low flush wc, vinyl floor, double glazed window to the side aspect

FIRST FLOOR LANDING

BEDROOM 1 10'11" (3.33m) x 10'11" (3.33m)  
Double glazed window to the front aspect

BEDROOM 2 9'11" (3.02m) x 8'6" (2.59m)  
Double glazed window to the rear aspect

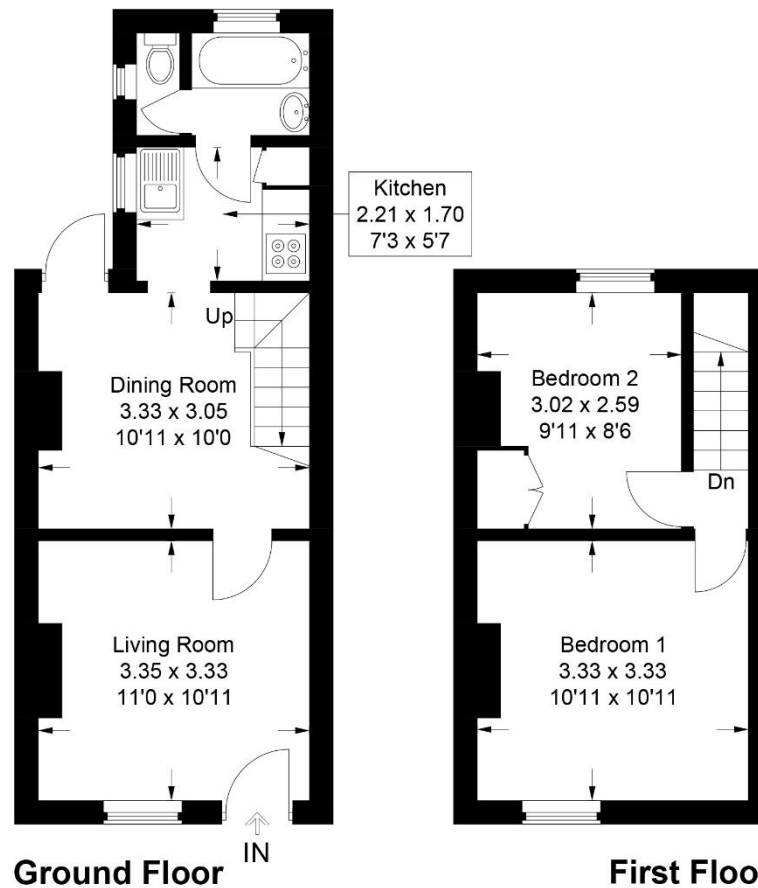
OUTSIDE

REAR ACCESS  
Door from kitchen, space for refuse bins with shared access leading to Falconer Road

FRONT GARDEN  
South Facing well stocked front garden with lawn, borders, patio areas, outside power and lighting, garden sheds, greenhouse

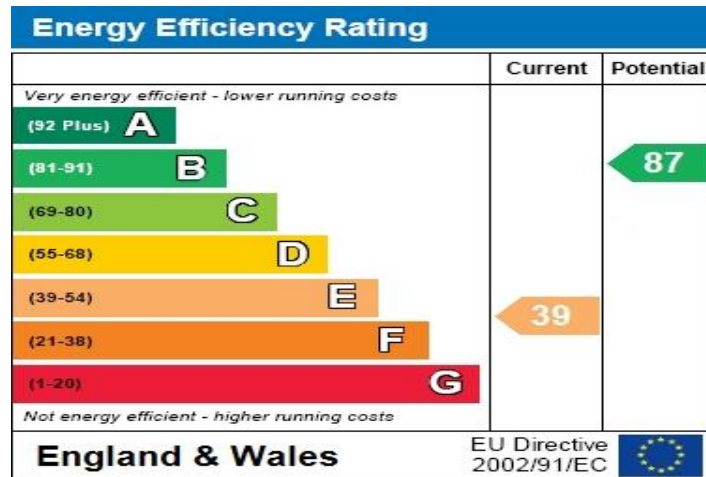
COUNCIL TAX  
Hertsmere Borough Council, Tax Band D, £2247.54 2025/2026

Approximate Gross Internal Area  
 Ground Floor = 29.8 sq m / 321 sq ft  
 First Floor = 22.2 sq m / 239 sq ft  
 Total = 52.0 sq m / 560 sq ft



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.

