



30 Merry Hill Mount, Bushey, WD23 1DJ

Price £499,950 Freehold

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 ChurchillsBushey



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30 Merry Hill Mount, Bushey, Hertfordshire, WD23 1DJ

- A Spacious 3 Bedroom Terraced Cottage
- Two Separate Reception Rooms
- Ground Floor Bathroom With Separate WC
- Gas Central Heating On Ground Floor/Double Glazing
- Scope For Extension (STPP)
- Sought After Location In Merry Hill
- No Upper Chain
- Energy Rating: E

This spacious 3 bedroom terraced cottage, nestled in the highly sought after Merry Hill area, presents an excellent opportunity for modernisation. The property retains many original features, including high ceilings and wooden internal doors. Upon entering, the hallway leads to two separate reception rooms, each boasting its own fireplace, creating inviting spaces for relaxation and entertaining. The kitchen sits at the rear, offering potential for reconfiguration, while the ground floor also houses a bathroom with a separate WC. Upstairs, the first floor landing provides access to 3 well proportioned bedrooms. While the cottage benefits from gas central heating on the ground floor and double glazing, it would greatly benefit from updating to enhance its full potential. Outside, a generous west facing rear garden provides ample space for outdoor enjoyment, with scope for extension, subject to local planning permission. Ideally positioned close to well regarded schools and the open greenery of Merry Hill Fields, this property is offered for sale with no upper chain, making it an appealing prospect for buyers looking to create their dream home.







ENTRANCE HALL

Staircase to the first floor with cupboard under

RECEPTION ROOM 1 13'3" (4.04m) x 12'9" (3.89m)

Double glazed leaded light window to the front bay, attractive fireplace feature with back boiler, cupboards to alcoves

RECEPTION ROOM 2 13'1" (3.99m) x 11'9" (3.58m)

Open feature fireplace, double glazed sliding doors leading on to lean to

KITCHEN 9'6" (2.9m) x 9'5" (2.87m)

Wall and base units, working surfaces, stainless steel sink unit with drainer, cooker point, extractor hood, space for fridge freezer, plumbing for washing machine, vinyl flooring, double glazed window to the rear aspect

INNER LOBBY

With door leading on to the lean to, laminate wood flooring

GROUND FLOOR BATHROOM

Panelled bath, wash hand basin with pedestal, shower cubicle, ladder radiator, part tiled walls, window to the rear aspect

SEPARATE WC

Low flush wc, laminate wood flooring, tiled walls

LEAN TO 11'0" (3.35m) x 6'4" (1.93m)

With windows to the rear aspect, door leading on to the garden

FIRST FLOOR LANDING

Double glazed leaded light window to the front aspect, access to the loft

BEDROOM 1 13'6" (4.11m) x 11'0" (3.35m)

Double glazed leaded light window to the front aspect, fitted wardrobe cupboards and dressing table

BEDROOM 2 13'6" (4.11m) x 11'9" (3.58m)

Double glazed window to the rear aspect

BEDROOM 3 10'1" (3.07m) x 9'6" (2.9m)

Double glazed window to the rear aspect, airing cupboard housing lagged hot water cylinder and cold water tank

OUTSIDE

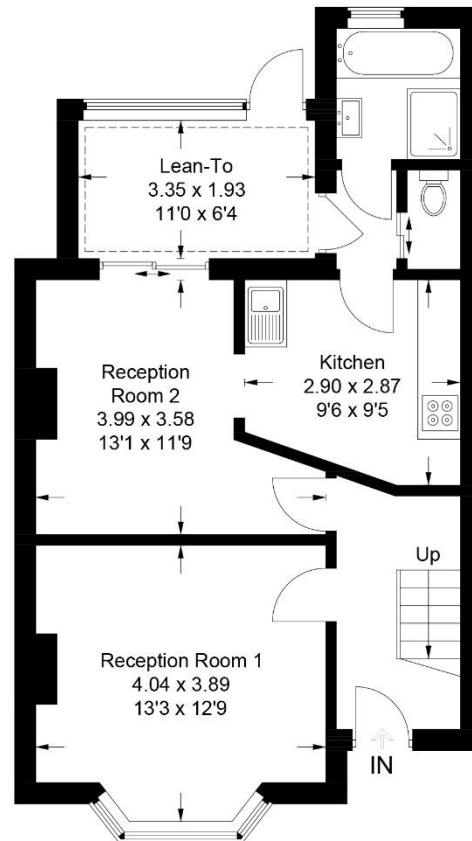
REAR GARDEN

Large west facing mature garden with paved patio area, raised borders, lawn, trees and shrubs, outside tap, garden shed, gated pedestrian right of way

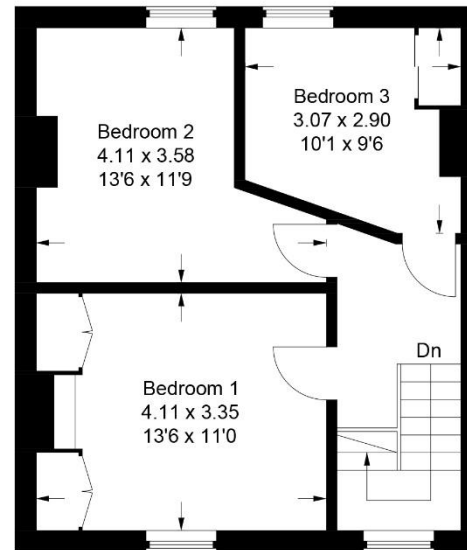
COUNCIL TAX

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

Approximate Gross Internal Area
 Ground Floor = 56.9 sq m / 612 sq ft
 First Floor = 42.6 sq m / 458 sq ft
 Total = 99.5 sq m / 1,070 sq ft



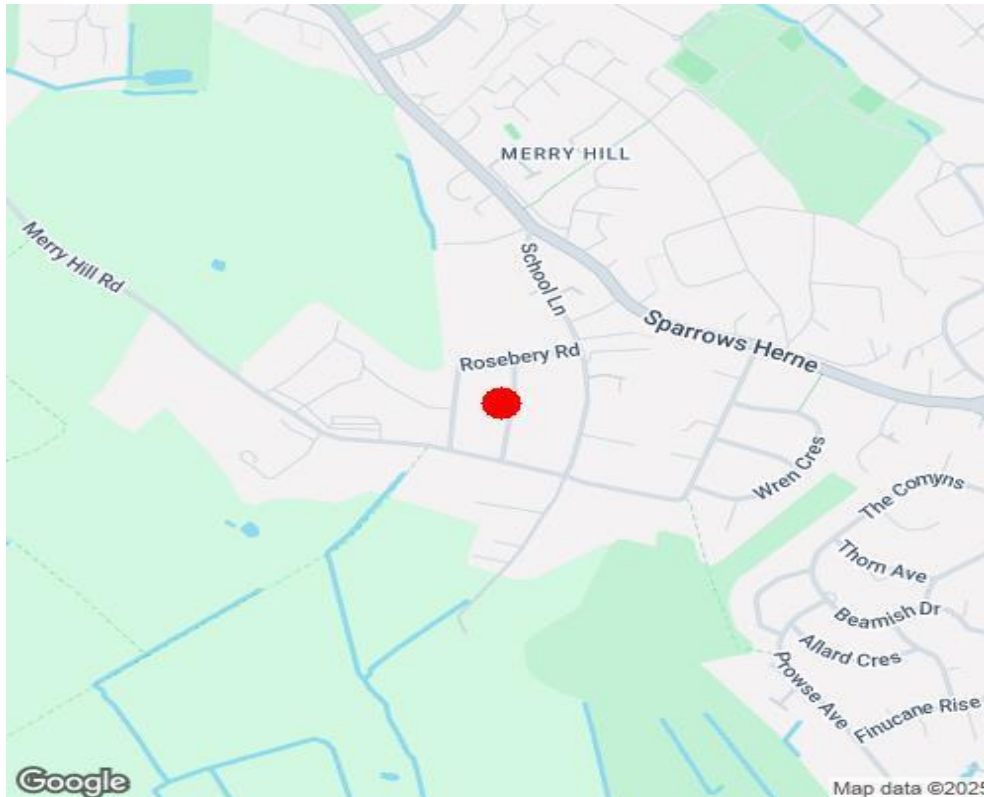
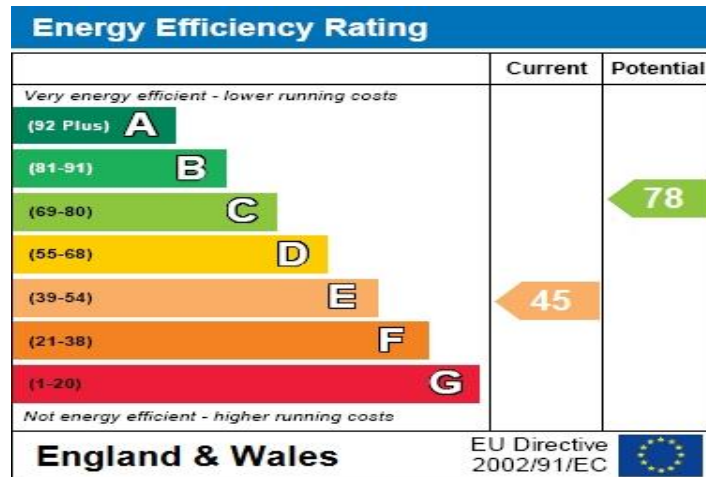
Ground Floor



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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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.