



187 Little Bushey Lane, Bushey, WD23 4RX
Offers Over £850,000 Freehold

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 **Churchills**Bushey



Offers Over £850,000

187 Little Bushey Lane, Bushey, Hertfordshire, WD23 4RX

- A Bright & Spacious 4 Bedroom Detached House
- Downstairs WC
- Modern Fitted Kitchen & Bathroom
- Gas Central Heating/ Double Glazing
- Large Mature Rear Garden
- Scope For Extension (STPP)
- Convenient Location Close To Local Schools
- Energy Rating: D

This bright and spacious 4 bedroom detached house offers a comfortable and modern living environment in a highly convenient location. Upon entering, a welcoming entrance porch leads into the entrance hall, which provides access to a downstairs wc and two separate reception rooms, ideal for both relaxation and entertaining. The modern fitted kitchen/ breakfast room creates a stylish and functional space for family meals. Upstairs, the property features four generously sized bedrooms, three of which include fitted wardrobes, along with a contemporary family bathroom. The home benefits from gas central heating and double glazing throughout. Externally, the large, mature rear garden is mainly laid to lawn and features an expansive patio area, perfect for outdoor gatherings. To the front, ample off street parking is available for multiple vehicles. Additionally, the property offers excellent potential for extension, subject to planning permission. Situated in a desirable location, it is conveniently close to local schools, making it an ideal choice for families.







ENTRANCE PORCH

ENTRANCE HALL

Staircase to the first floor with cupboards under, window to the front aspect

DOWNSTAIRS WC

Fully tiled, low flush wc, wash hand basin

RECEPTION ROOM 1 13'2" (4.01m) x 13'7" (4.14m)

Double glazed window to the front bay, built in storage cupboards

RECEPTION ROOM 2 23'10" (7.26m) x 11'7" (3.53m)

Double glazed sliding patio doors leading on to the garden

KITCHEN/ BREAKFAST ROOM 19'8" (5.99m) x 8'5" (2.57m)

Double aspect room with double glazed windows to the side and rear aspects, Modern fitted kitchen with a selection of wall, base and drawer units, working surfaces incorporating a breakfast bar, 1.5 bowl stainless steel sink unit with drainer, fitted Zanussi oven, Zanussi gas hob with stainless steel chimney extractor hood over, Neff dishwasher, space for fridge freezer, plumbing for washing machine, space for tumble dryer, cupboard housing gas fired central heating boiler (Worcester Bosch), tiled floor

FIRST FLOOR LANDING

Double glazed window to the side aspect, airing cupboard housing lagged hot water cylinder, access to the loft

BEDROOM 1 13'6" (4.11m) x 11'4" (3.45m)

Double glazed window to the front bay, fitted wardrobe cupboards and dressing table, wall lights

BEDROOM 2 12'0" (3.66m) x 11'4" (3.45m)

Double glazed window to the rear aspect, fitted wardrobe cupboards and dressing table

BEDROOM 3 10'9" (3.28m) x 8'6" (2.59m)

Double glazed window to the rear aspect with fitted wardrobe cupboards

BEDROOM 4 8'4" (2.54m) x 7'5" (2.26m)

Double glazed window to the front aspect

BATHROOM

Modern fitted bathroom. Panelled bath with independent shower over, glass shower screen, low flush wc, wash hand basin with cupboard under, fitted wall mirror, chrome ladder radiator, part tiled walls, tiled floor, double glazed windows to the side aspect, inset spotlights

OUTSIDE

REAR GARDEN

Mature garden with large paved patio area, lawn, shrubs and trees, large garden shed, double gated side access, outside light

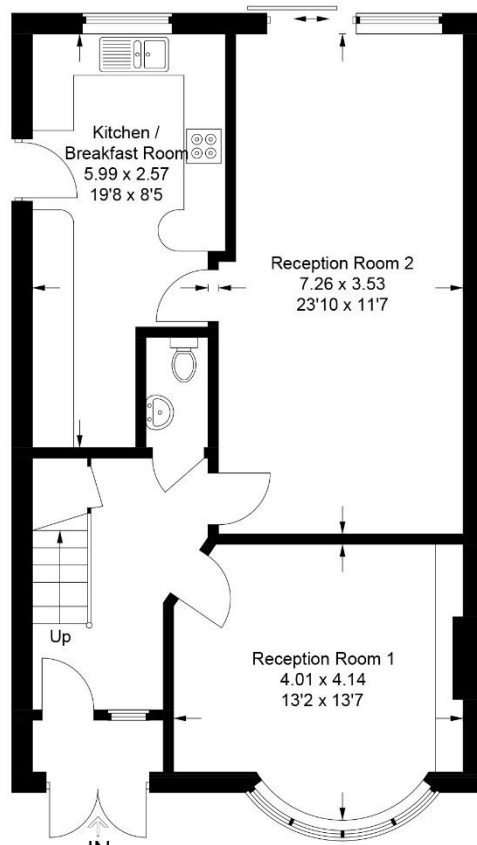
OFF STREET PARKING

To the front of the property for several cars

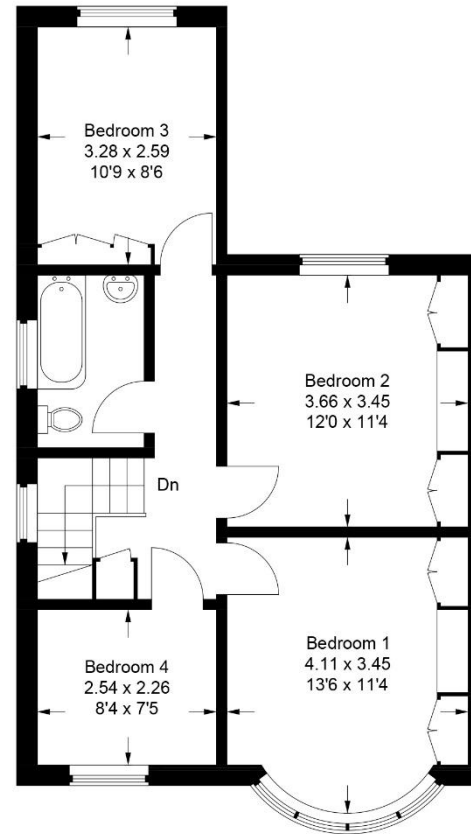
COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3246.45 2025/2026

Approximate Gross Internal Area
 Ground Floor = 68.7 sq m / 739 sq ft
 First Floor = 55.0 sq m / 592 sq ft
 Total = 123.7 sq m / 1331 sq ft



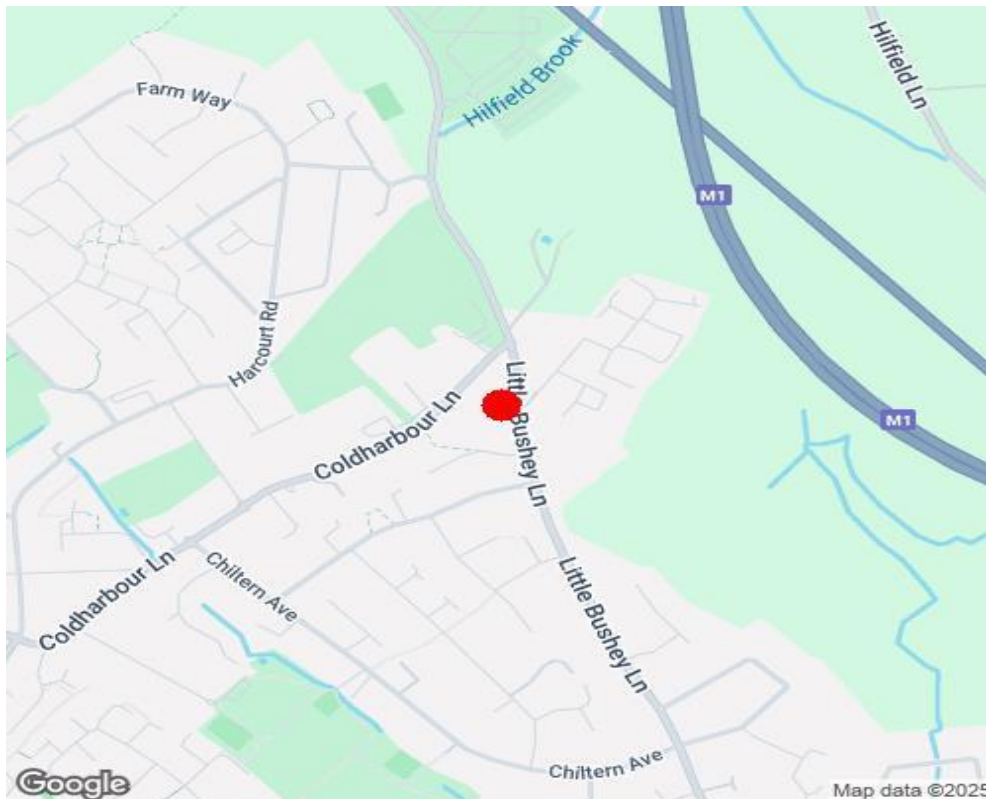
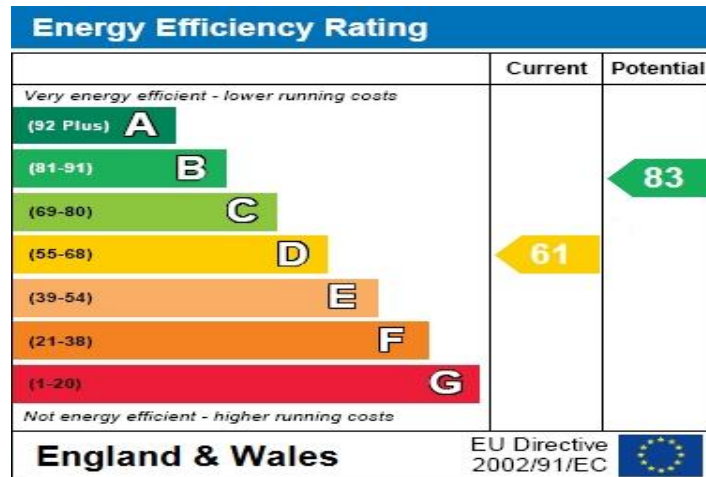
Ground Floor



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.