



37 Wright Close, Bushey, WD23 2FH

Price £450,000 Freehold

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 ChurchillsBushey



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37 Wright Close, Bushey, Hertfordshire, WD23 2FH

- A Modern Well Presented 2 Bedroom Mid Terrace House
- Spacious Living Room
- Ground Floor Cloakroom
- Gas Central Heating/ Double Glazing
- Well Maintained Rear Garden
- 2 Allocated Parking Spaces
- Cul De Sac Location Close To Bushey Station
- Energy Rating: B

This modern and well presented 2 bedroom mid-terrace house is nestled in a quiet cul de sac, just a short walk from Bushey Main Line Station. Upon entering the property, you are welcomed directly into a spacious living room, complemented by a ground floor cloakroom and a stylish fitted kitchen. The kitchen features double glazed patio doors that open out onto a well maintained rear garden, providing a pleasant space for outdoor relaxation. Upstairs, the property offers two generously sized double bedrooms and a contemporary bathroom. The home benefits from double glazing throughout and gas central heating. Externally, there are two allocated parking spaces, adding to the convenience of this attractive home.







ENTRANCE DOOR

LIVING ROOM 16'10" (5.13m) x 11'8" (3.56m)

Laminate wood flooring, staircase to the first floor, double glazed window to the front aspect

CLOAKROOM

Low flush wc, wash hand basin with pedestal, laminate wood flooring

KITCHEN 11'8" (3.56m) x 9'1" (2.77m)

Range of wall and base units including wine rack, working surfaces, 1.5 bowl stainless steel sink unit with drainer, built in oven, gas hob with stainless steel extractor chimney hood over, built in fridge freezer, plumbing for dishwasher and washing machine, cupboard housing gas fired central heating boiler, tiled floor, double glazed window to the rear aspect

FIRST FLOOR LANDING

BEDROOM 1 11'8" (3.56m) x 8'5" (2.57m)

Double glazed window to the front aspect, fitted wardrobe cupboards with sliding mirrored doors

BEDROOM 2 11'8" (3.56m) x 9'1" (2.77m)

Double glazed window to the rear aspect, fitted wardrobe cupboard

BATHROOM

Modern white bathroom suite comprising of panelled bath with independent shower over, glass shower screen, low flush wc, vanity unit incorporating wash hand basin with cupboard under, chrome ladder radiator, mirrored wall cabinet, tiled floor

OUTSIDE

REAR GARDEN

Well maintained rear garden with lawn area, raised flower bed, garden shed, outside light

ALLOCATED PARKING

Two allocated parking spaces close by

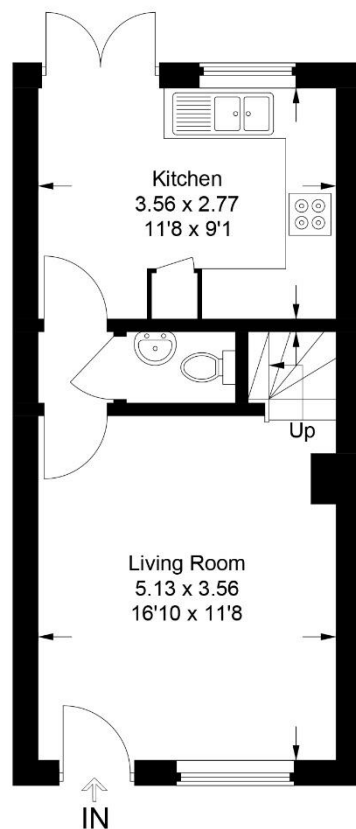
COUNCIL TAX

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

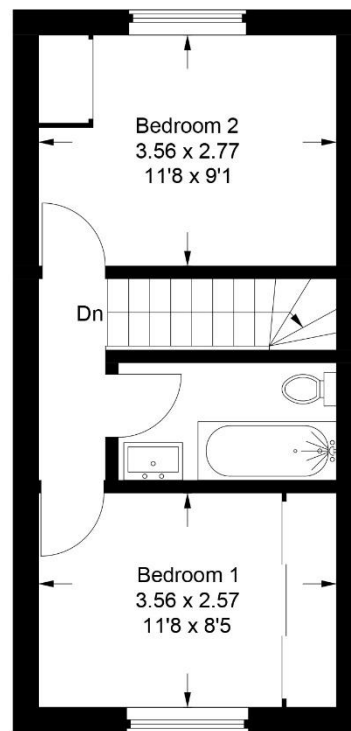
COMMON MANAGED AREAS

The property is freehold, with shared managed areas and allocated parking which are subject to an annual fee of approximately £220.00

Approximate Gross Internal Area
Ground Floor = 28.7 sq m / 309 sq ft
First Floor = 28.4 sq m / 306 sq ft
Total = 57.1 sq m / 615 sq ft




Ground Floor

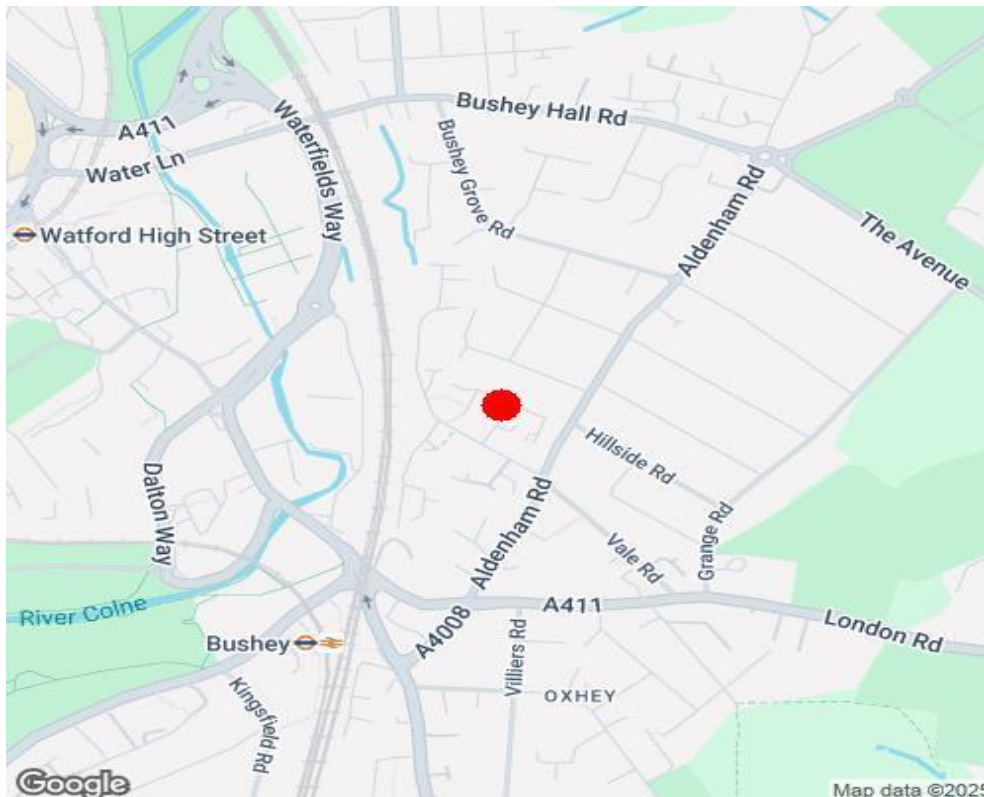


First Floor

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
Very energy efficient - lower running costs		
(92 Plus) A		95
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.