



Cornerways, 35 Hillside Road, Bushey, WD23 2HB

Price £899,950 Freehold

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 **Churchills**Bushey

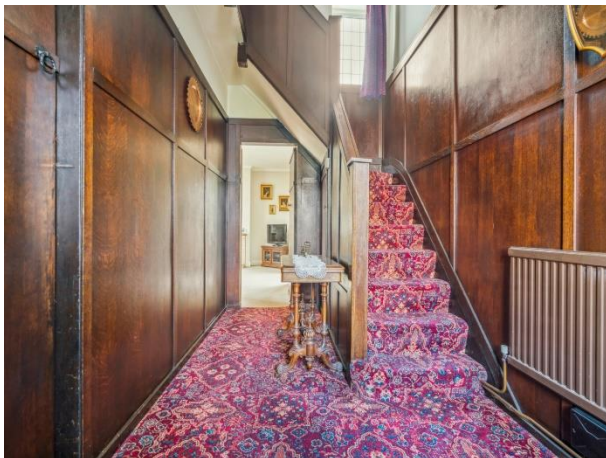


Price £899,950

Cornerways, 35 Hillside Road, Bushey, Hertfordshire, WD23 2HB

- A Charming 3 Bedroom Detached House
- Full of Character But In Need Of Some Updating
- Two Reception Rooms Both With Fireplaces
- Double Glazing & Gas Central Heating
- Pretty Front Garden, Private Rear Garden
- Garage With Off Street Parking
- No Upper Chain
- Energy Rating: D

This charming 3 bedroom detached house is positioned on a desirable corner plot along one of Bushey sought after roads, conveniently within walking distance of Bushey Mainline Station. An older-style property brimming with character, it features an inviting entrance hall adorned with dark wood panelling, and boasts two generously sized reception rooms, each complete with a fireplace. The kitchen/breakfast room provides a comfortable setting for everyday living. Upstairs, all three bedrooms come equipped with fitted wardrobes, while the bathroom includes a separate WC. The home is complemented by a pretty front garden and a private rear garden, as well as an outside WC, a boiler room, and a garage accessed via a private driveway to the side. Additional benefits include double glazing and gas central heating. Whilst in need of updating this character filled home presents an excellent opportunity to purchase a family home and is offered for sale with no upper chain.









ENTRANCE HALL

Staircase to the first floor with cupboard under, dark wood panelled walls, Leaded light window to the front aspect

LIVING ROOM 16'0" (4.88m) x 15'8" (4.78m)

Double glazed leaded light window to the side bay, double glazed leaded light patio doors leading on to the garden, feature fireplace with burner, shelving to alcoves

DINING ROOM 13'11" (4.24m) x 11'11" (3.63m)

Double glazed leaded light window to the front bay and side aspect, dark wood panelled walls incorporating fitted sitting, decorative brick built open fireplace

KITCHEN/ BREAKFAST ROOM 14'0" (4.27m) x 9'0" (2.74m)

Double glazed leaded light windows to the front and rear aspects, range of wall and base units, working surfaces, 1.5 bowl sink unit with drainer, gas hob with extractor hood over, eye level double oven, integrated dishwasher, under counter fridge and freezer, cupboard housing plumbing for washing machine and with double glazed leaded light window to the front aspect, pantry cupboard with window to the front aspect, space for breakfast table, door to outside, tiled floor

FIRST FLOOR LANDING

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

BEDROOM 1 14'0" (4.27m) x 14'10" (4.52m)

Double aspect room with leaded light windows to both sides, wardrobe cupboards, picture rail

BEDROOM 2 14'1" (4.29m) x 12'7" (3.84m)

Double glazed leaded light window to the front and side aspect, fitted wardrobe cupboard with bed recess and dressing table, wash hand basin with pedestal, picture rail

BEDROOM 3 14'0" (4.27m) x 10'1" (3.07m)

Double glazed leaded light window to the front and side aspects, fitted wardrobe cupboards, picture rail

BATHROOM

Double glazed leaded light window to the front aspect, panelled bath with hand held shower attachment, wash hand basin with pedestal, mirrored wall cabinet, towel rail, bidet, tiled walls, vinyl flooring

SEPARATE WC

Double glazed leaded light window to the side aspect, low flush wc, vinyl flooring

OUTSIDE

FRONT GARDEN

Pretty front garden with lawn and borders

BOILER CUPBOARD

Housing lagged hot water cylinder and wall mounted gas fired central heating boiler

OUTSIDE WC

Low flush wc, window to the side aspect

REAR GARDEN

Private rear garden mainly laid to lawn with flower bed, paved patio area

GARAGE 15'3" (4.65m) x 7'8" (2.34m)

Approached via own driveway to the side of the property with up and over door to the front, light and power, personal door leading in to the rear garden, window to the rear

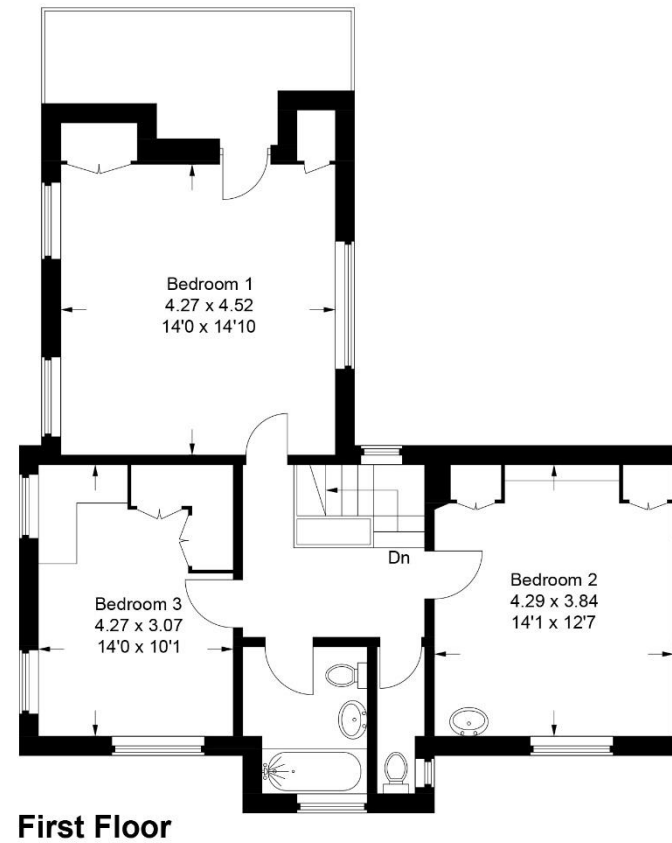
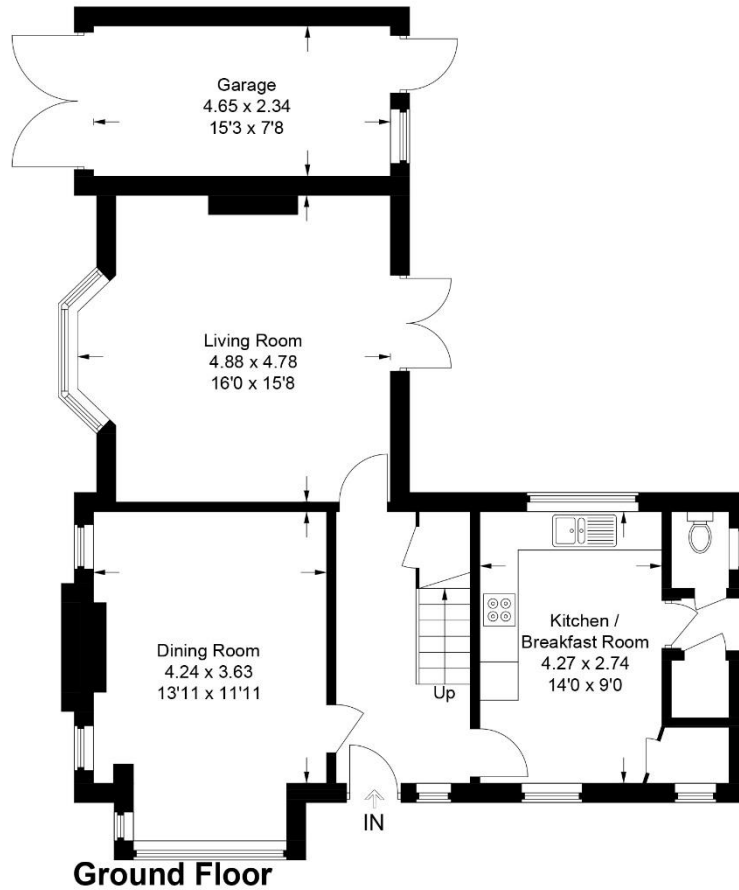
OFF STREET PARKING

Via own driveway providing parking for 1 car

COUNCIL TAX

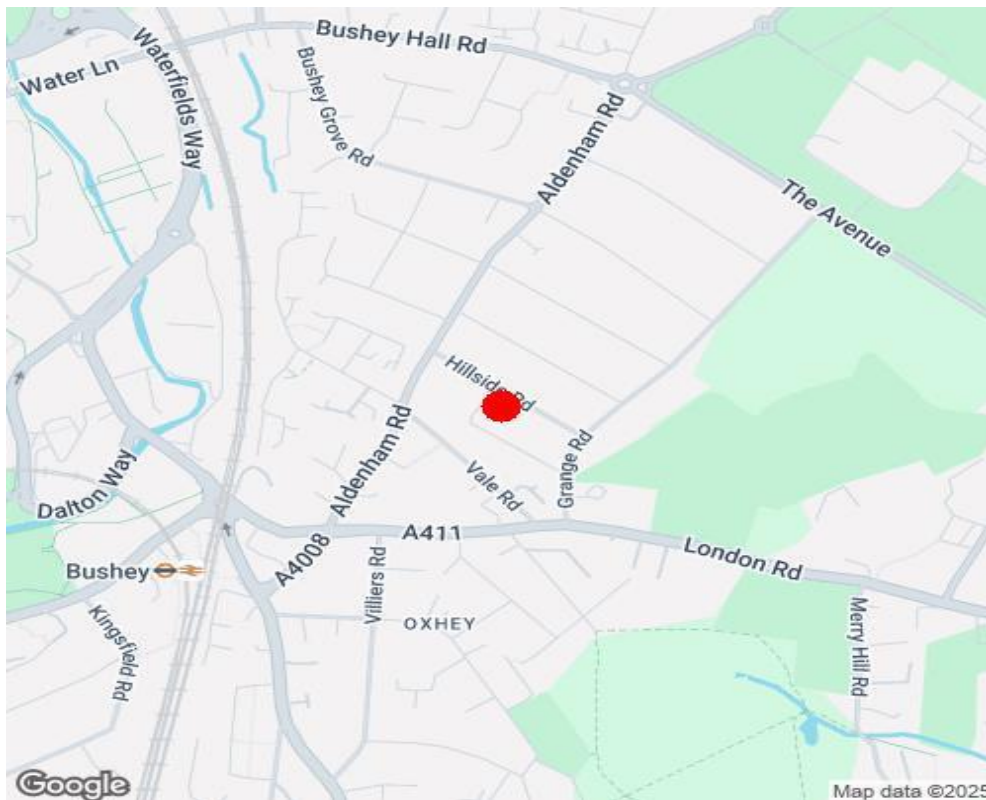
Hertsmere Borough Council, Tax Band G, £3745.90 2025/2026

Approximate Gross Internal Area
 Ground Floor = 63.6 sq m / 684 sq ft
 First Floor = 66.1 sq m / 711 sq ft
 Garage & Outbuildings = 13.3 sq m / 143 sq ft
 Total = 143 sq m / 1538 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Part of the **F** fairfield family



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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.