



23 Warren Road, Bushey Heath, WD23 1HU

Price £1,200,000 Freehold

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 **Churchills**Bushey



Price £1,200,000

23 Warren Road, Bushey Heath, Bushey, Hertfordshire, WD23 1HU

- A Beautifully Presented Double Fronted Detached House
- Charming Sitting Room Leading On To The Conservatory
- Kitchen/ Breakfast Room With Separate Utility Room
- Gas Central Heating
- Immaculate Front & Rear Gardens
- Garage With Carriage Driveway
- No Upper Chain
- Energy Rating: D

Situated in the highly sought after heart of Bushey Heath, this charming and beautifully presented double fronted detached home offers a rare opportunity. Extended and well maintained, the property features three generous double bedrooms and scope for further extension (subject to planning permission). Beyond the striking oak front door, a welcoming entrance hall leads to a spacious sitting room opening onto a delightful conservatory, there is also a separate dining room, a bright kitchen/breakfast room, a handy utility room, a private study, and a cloakroom downstairs. Upstairs, the impressive main bedroom enjoys double aspect windows and a private ensuite bathroom, while two further double bedrooms and a modern family bathroom complete the accommodation. Outside, immaculate landscaped gardens surround the home, with the secluded, well established rear garden offering a peaceful retreat. A carriage driveway provides ample parking, along with a garage to the side. Perfectly located close to Bushey Heath's shops, restaurants, and places of worship, this exceptional home is offered for sale with no upper chain— an opportunity not to be missed.









ENTRANCE HALL

Parquet wood flooring, staircase to the first floor with cupboard under

CLOAKROOM

Window to the front aspect, low flush wc, vanity unit incorporating wash hand basin with cupboard under, wall cabinet, tiled floor

SITTING ROOM 19'8" (5.99m) x 11'11" (3.63m)

Bay window to the front aspect, attractive fire place feature with open fire, parquet wood flooring, glazed doors leading on to the conservatory

CONSERVATORY 12'0" (3.66m) x 9'8" (2.95m)

With double doors leading on to the garden, tiled floor

DINING ROOM 10'5" (3.18m) x 9'11" (3.02m)

Bay window to the rear aspect, serving hatch, parquet wood flooring

KITCHEN/ BREAKFAST ROOM 16'4" (4.98m) x 9'11" (3.02m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, ceramic hob, eye level double oven, recess for fridge freezer, tiled floor, window to the rear aspect, space for breakfast table

UTILITY ROOM

Wall and base units, working surfaces, stainless steel sink unit and drainer, under counter fridge, plumbing for washing machine, window to the rear aspect, door leading on to the garden

STUDY 12'10" (3.91m) x 7'2" (2.18m)

Window to the side aspect, wood flooring, shelving

FIRST FLOOR LANDING

Windows to the front aspect, access to the loft via pull down ladder

BEDROOM 1 18'2" (5.54m) x 16'5" (5m)

Double aspect room with windows to the rear and side, wardrobe cupboard, door to

ENSUITE BATHROOM

Panelled bath with Victorian Style shower attachment, low flush wc, wash hand basin, shaver point, laminate wood flooring, storage cupboard, window to the side aspect

BEDROOM 2 19'0" (5.79m) x 11'11" (3.63m)

Double aspect room with windows to the front and rear, fitted wardrobe cupboards with matching chest of drawers and bedside table, wall light

BEDROOM 3 9'4" (2.84m) x 9'2" (2.79m)

Window to the rear aspect, wardrobe cupboard, wood flooring

BATHROOM

Panelled bath, low flush wc, wash hand basin, shower cubicle, chrome ladder radiator, laminate wood flooring, , window to the front aspect

OUTSIDE

FRONT GARDEN

Immaculately presented with lawn area

REAR GARDEN

Well established secluded rear garden with paved patio area, steps up to lawn area with mature shrubs, fruit tress and conifers, water feature, garden shed, gated side access

GARAGE 15'10" (4.83m) x 9'0" (2.74m)

Approached via carriage driveway, with double doors to the front, wall mounted gas fired central heating boiler, light & power, personal door leading on to the garden

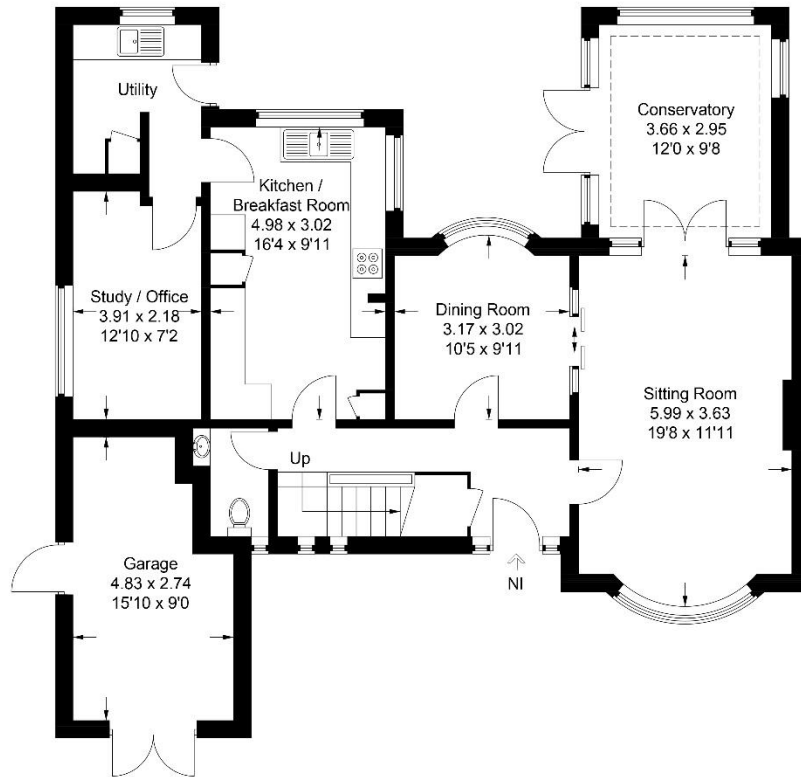
CARRIAGE DRIVEWAY

Paved driveway providing additional parking

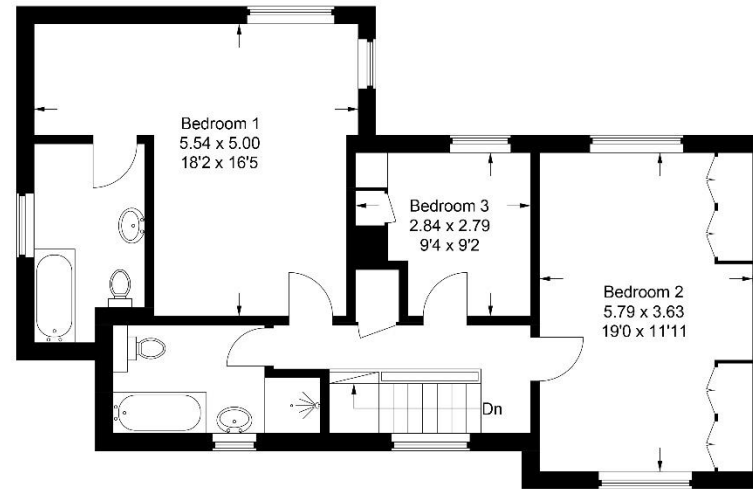
COUNCIL TAX

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

Approximate Gross Internal Area
 Ground Floor = 86.0 sq m / 926 sq ft
 First Floor = 71.5 sq m / 770 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 169.5 sq m / 1,825 sq ft



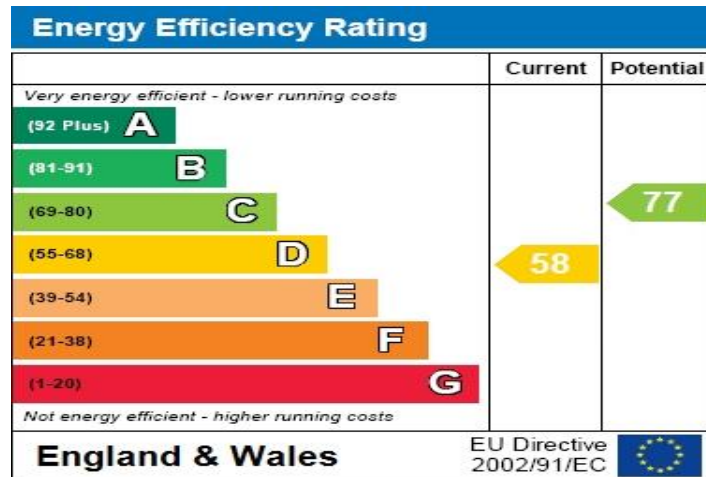
Ground Floor



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.

