



28a Nightingale Road, Bushey, WD23 3NJ

Price £830,000 Freehold

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 Churchills Bushey





Price £830,000

28a Nightingale Road, Bushey, Hertfordshire, WD23 3NJ

- Well Maintained 4 Bedroom Detached House
- Sought After Road In Bushey
- Double Glazed Conservatory
- Double Glazed Leaded Light Windows/ Gas Central Heating
- Immaculate Front & Rear Gardens
- Integral Garage & Off Street Parking
- No Upper Chain
- Energy Rating: D

This well maintained, detached home boasts 4 double bedrooms and is ideally situated on a sought after road in Bushey. The property features an integral garage accessed via its own block paved driveway, alongside beautifully maintained front and rear gardens.

The ground floor includes a convenient cloakroom, a spacious living/dining room, and a kitchen/breakfast room equipped with fitted appliances. A bright, double glazed conservatory enhances the living space, offering views of the garden. Each bedroom benefits from wardrobes, and the property includes a family bathroom. Additional features include gas central heating and double glazed leaded light windows.

Offered for sale with no upper chain, this home is within walking distance of Bushey High Street, providing easy access to all local amenities including shops, restaurants and schools.

















#### ENTRANCE HALL

Staircase to the first floor with cupboards under

#### CLOAKROOM

Fitted wash hand basin with cupboard under, wc with concealed cistern, chrome ladder radiator, tiled floor, double glazed leaded light window to side

#### LIVING/ DINING ROOM 21'5" (6.53m) x 17'0" (5.18m)

Attractive fireplace feature with fitted coal effect electric fire, two double glazed sliding patio doors , double glazed leaded light window to the side aspect

#### KITCHEN/ BREAKFAST ROOM 15'11" (4.85m) x 7'6" (2.29m)

Range of wall and base units, working surfaces incorporating a breakfast bar, circular sink unit with drainer, integrated AEG electric oven, AEG induction hob with chimney hood over, fridge freezer, wine cooler, dishwasher and washing machine, cupboard housing gas fired central heating boiler, tiled floor, double glazed leaded light bay window to the front aspect

#### CONSERVATORY 20'3" (6.17m) x 8'6" (2.59m)

Double glazed conservatory with tiled floor and doors leading out to the garden

#### FIRST FLOOR LANDING

Access to the loft, airing cupboard housing lagged hot water cylinder

#### BEDROOM 1 12'5" (3.78m) x 10'4" (3.15m)

Double glazed leaded light windows to the front aspect with fitted blinds, fitted wardrobe cupboards

#### BEDROOM 2 13'11" (4.24m) x 7'9" (2.36m)

Double glazed leaded light window to the front aspect with fitted blinds, wardrobe cupboard

#### BEDROOM 3 14'0" (4.27m) Into Recess x 8'0" (2.44m)

Double glazed leaded light window to the rear aspect, wardrobe cupboard

#### BEDROOM 4 10'8" (3.25m) Into Recess x 10'1" (3.07m)

Double glazed leaded light window to the rear aspect, wardrobe cupboard

#### BATHROOM

Panelled bath with independent shower over, wash hand basin, shaver point, low flush wc, chrome ladder radiator, inset spotlights, tiled walls, laminate wood flooring, double glazed leaded light window to the side aspect

#### OUTSIDE

##### FRONT GARDEN

Well maintained front garden with lawn and borders

##### REAR GARDEN

Attractive and well maintained rear garden with paved patio area, lawn, well stocked borders, arbour leading to gravelled patio area, timber shed, outside tap, gated side access

##### INTEGRAL GARAGE

Approached via own driveway with up and over door to the front

##### OFF STREET PARKING

Via own block paved driveway

##### COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £ 3095.78 2024/2025

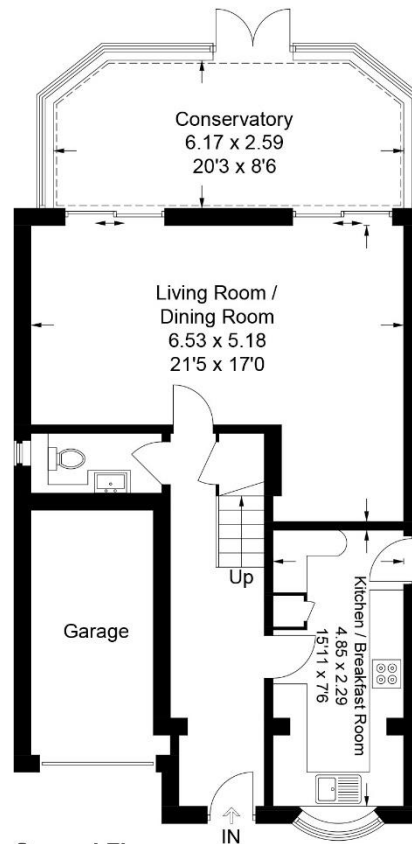


Approximate Gross Internal Area (Excluding Garage)

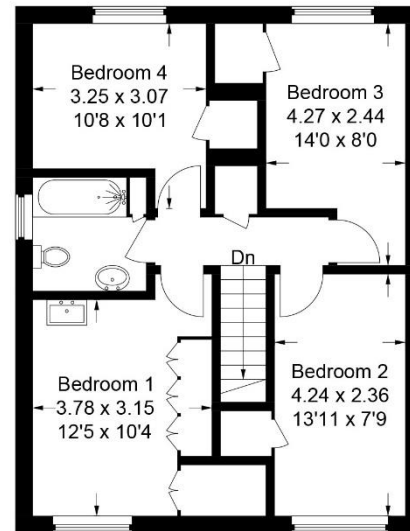
Ground Floor = 70.7 sq m / 761 sq ft

First Floor = 56.6 sq m / 609 sq ft

Total = 127.3 sq m / 1,370 sq ft



**Ground Floor**

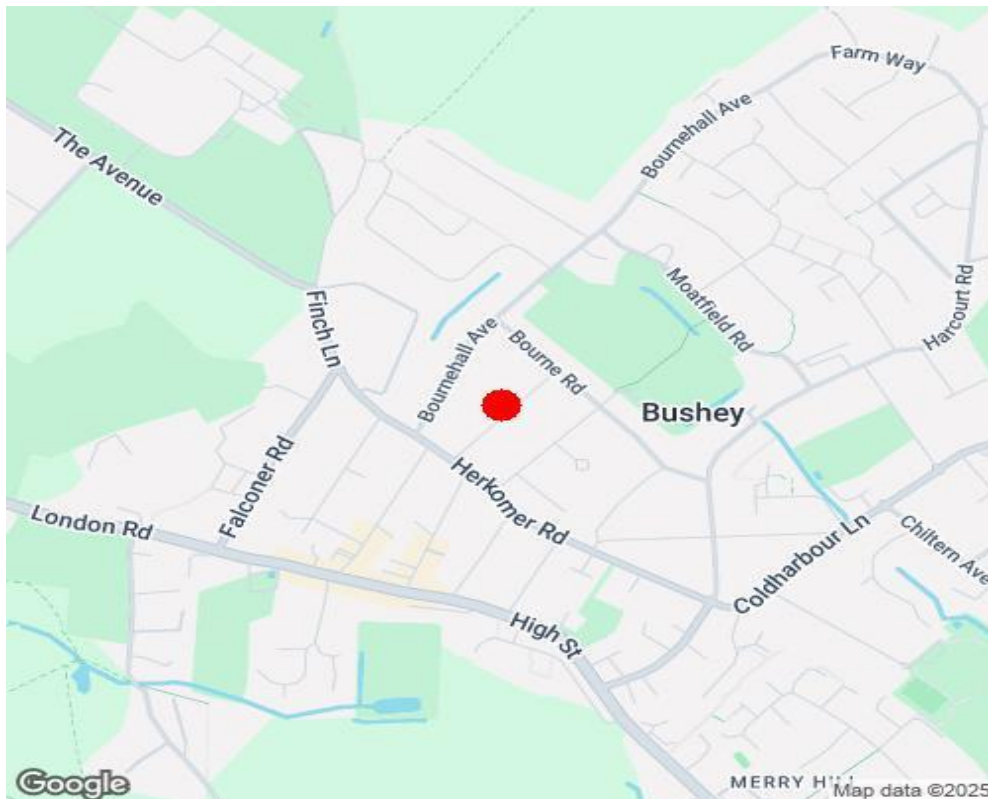
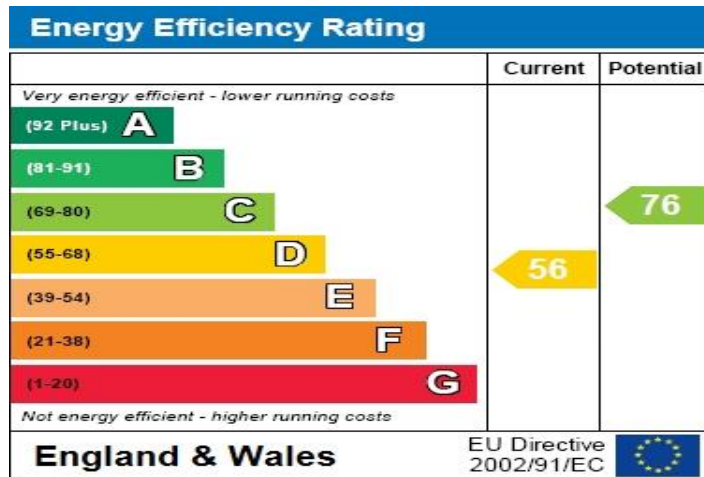


**First Floor**

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.