



34 Highfield Road, Bushey, WD23 2HD

Price £735,000 Freehold

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 ChurchillsBushey



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34 Highfield Road, Bushey, Hertfordshire, WD23 2HD

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- A 3 Bedroom Terrace Character House
- Sought After Location in Bushey, Close To Station
- Two Separate Reception Rooms
- Gas Central Heating/ Double Glazing
- Off Street Parking To The Front
- Potential For Loft Conversion (STPP)
- No Upper Chain
- Energy Rating: D

This well maintained older style terraced character house is nestled in a highly sought after location just off Grange Road in Bushey. With period appeal, the property features high ceilings, decorative coving, and a classic layout that includes an entrance hall, two separate reception rooms, and a generously sized kitchen/breakfast room. A conservatory extends the living space, complemented by a convenient ground floor cloakroom. Upstairs, the home offers three spacious double bedrooms and a family bathroom. Outside, the rear garden provides a peaceful retreat, while off street parking at the front adds to everyday convenience. Further benefits include gas central heating, double glazing, and potential for a loft conversion, subject to the usual planning consents. Offered with no upper chain, this property presents a fantastic opportunity in a desirable neighbourhood.







ENTRANCE HALL

Staircase to the first floor

RECEPTION ROOM 1 15'9" (4.8m) x 13'3" (4.04m)

Fireplace feature, decorative coving, ceiling rose and picture rail. Double glazed window to the front bay

RECEPTION ROOM 2 11'7" (3.53m) x 11'3" (3.43m)

Coved ceiling, double glazed casement doors leading on to the garden

KITCHEN/ BREAKFAST ROOM 18'3" (5.56m) x 11'0" (3.35m)

Range of wall and base units, working surfaces, stainless steel sing unit with drainer, integrated electric oven, ceramic hob with extractor hood over, inset spots, cupboard housing gas fired central heating boiler, vinyl flooring, ample space for breakfast table, double glazed window to the side aspect, door leading to

CONSERVATORY 11'5" (3.48m) x 8'1" (2.46m)

Working surfaces, plumbing for washing machine, double glazed windows and doors leading on to the garden

CLOAKROOM

Low flush wc, fully tiled

FIRST FLOOR LANDING

Access to the loft

BEDROOM 1 17'4" (5.28m) x 12'5" (3.78m)

Double glazed windows to the front aspect

BEDROOM 2 11'8" (3.56m) x 11'4" (3.45m)

Double glazed window to the rear aspect

BEDROOM 3 11'2" (3.4m) x 11'0" (3.35m)

Double glazed window to the rear aspect

BATHROOM

Panelled bath with hand held shower attachment over, wash hand basin, low flush wc, double glazed window to the side aspect, tiled walls

OUTSIDE

REAR GARDEN

Paved patio area, steps up to lawn area, borders, shrubs garden shed, rear pedestrian access

OFF STREET PARKING

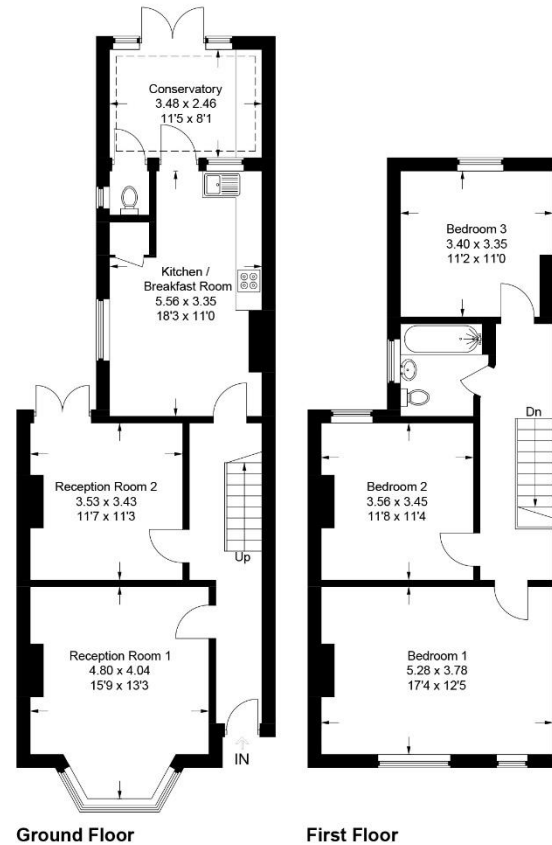
To the front of the property

COUNCIL TAX

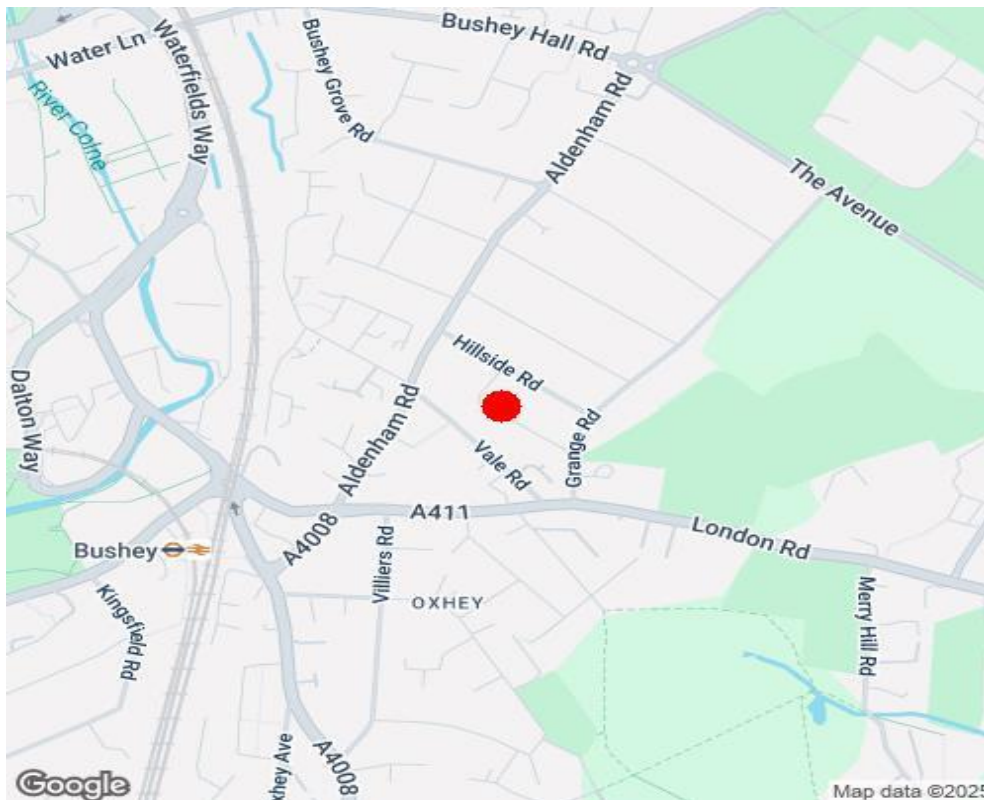
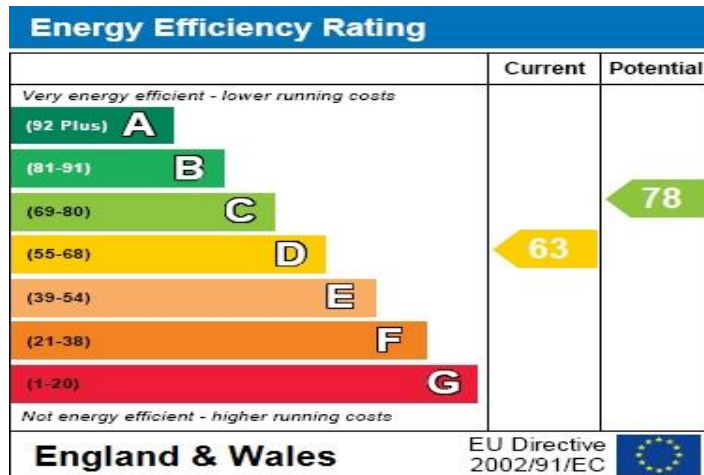
Hertsmere Borough Council, Tax Band E, £2747.00 2025/2026

## 34 Highfield Road

Approximate Gross Internal Area  
Ground Floor = 70.2 sq m / 756 sq ft  
First Floor = 59.0 sq m / 635 sq ft  
Total = 129.2 sq m / 1,391 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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Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

[property@churchillsbushey.co.uk](mailto:property@churchillsbushey.co.uk)

<https://www.churchillsbushey.co.uk>

#### 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.