



15 Beechcroft Road, Bushey, WD23 2JU

Price £950,000 Freehold

4  2 

 **Churchills**Bushey



Price £950,000

15 Beechcroft Road, Bushey, Hertfordshire, WD23 2JU

- Extended 4 Bedroom 2 Bathroom Detached House
- Sought After Location
- Spacious Living Accommodation
- Double Glazing/ Gas Central Heating
- Main Bedroom With Ensuite
- Off Street Parking To The Front
- No Upper Chain
- Energy Rating: E

This extended 4 bedroom, 2 bathroom detached family home is located on a sought after road in Bushey. The property features a welcoming entrance hall that leads to two separate reception rooms, a convenient cloakroom, and a spacious kitchen/family room designed for entertaining, complete with bifolding doors that open out to a well maintained rear garden, mainly laid to lawn. A separate utility room adds to the practicality of the layout. The main bedroom benefits from an ensuite shower room, while three additional bedrooms are served by a modern family bathroom. To the front, the home offers ample off street parking. Ideally positioned within walking distance of Bushey Station, the property is offered for sale with no upper chain, making it an attractive and convenient choice for families.









ENTRANCE HALL

Wood flooring, staircase to the first floor with cupboard under

RECEPTION ROOM 1 14'0" (4.27m) x 13'8" (4.17m)

Double glazed window to the front aspect, storage cupboard, shelving, bifolding doors leading to

RECEPTION ROOM 2 10'11" (3.33m) x 8'10" (2.69m)

Double glazed window to the front aspect, wood flooring

KITCHEN/ FAMILY ROOM 23'0" (7.01m) x 22'0" (6.71m)

Kitchen area has a range of black gloss wall and base units with wooden working surfaces incorporating a breakfast bar, Franke 1.5 bowl stainless steel sink unit, fitted Zanussi double oven, microwave and Miele coffee machine, fridge freezer and wine cooler, cupboard housing wall mounted gas fired central heating boiler, tiled floor with underfloor heating, inset spotlights, double glazed window to the side aspect.

Family area has wood flooring with underfloor heating, double glazed bifolding doors to garden, fitted storage units, inset spot lights

UTILITY ROOM 8'10" (2.69m) x 7'5" (2.26m)

Wall and base units, working surfaces, plumbing for washing machine, space for tumble dryer, wall mounted safe, shelving, door leading to the cloakroom

CLOAKROOM

Fully tiled, back to wall wc, wash hand basin with cupboard under, extractor fan, inset spot lights

FIRST FLOOR LANDING

Access to the loft

BEDROOM 1 14'11" (4.55m) x 8'10" (2.69m)

Double glazed window to the rear aspect, wardrobe cupboard with sliding mirror doors, inset spot lights, door leading to

ENSUITE SHOWER ROOM

Fully tiled. Shower cubicle , wash hand basin with drawer under, mirrored wall cabinet, back to wall wc, chrome ladder radiator, inset spot lights, extractor fan

BEDROOM 2 11'11" (3.63m) x 11'2" (3.4m)

Double glazed window to the front aspect

BEDROOM 3 11'5" (3.48m) x 11'0" (3.35m)

Double glazed window to the front aspect, wardrobe cupboards

BEDROOM 4 8'10" (2.69m) x 8'4" (2.54m)

Double glazed window to the rear aspect, inset spot lights

FAMILY BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, wash hand basin with drawers under, back to wall wc, chrome ladder radiator, double glazed window to the side aspect, inset spot lights, extractor fan

OUTSIDE

REAR GARDEN

Paved patio area with hot tub, steps up to lawn area with borders and mature shrubs, garden stores, outside light and tap, gated side access

OFF STREET PARKING

Ample off street parking to the front of the property via own block paved driveway

COUNCIL TAX

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

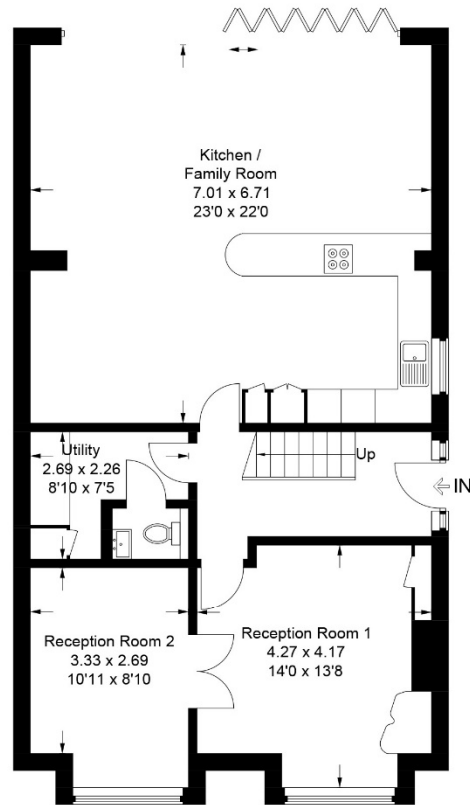
Beechcroft Road

Approximate Gross Internal Area

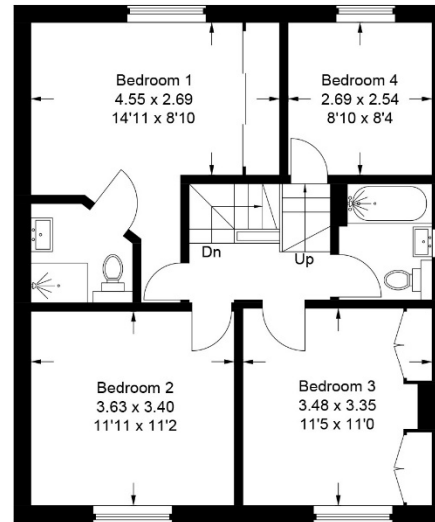
Ground Floor = 92.6 sq m / 997 sq ft

First Floor = 60.7 sq m / 653 sq ft

Total = 153.3 sq m / 1,650 sq ft



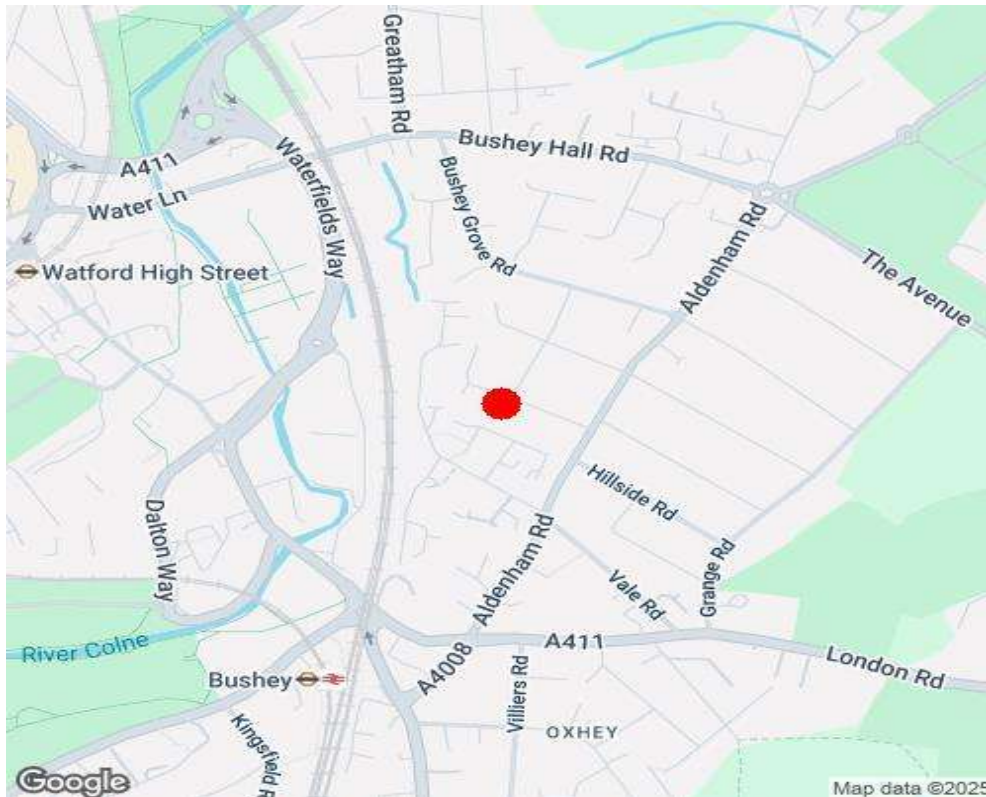
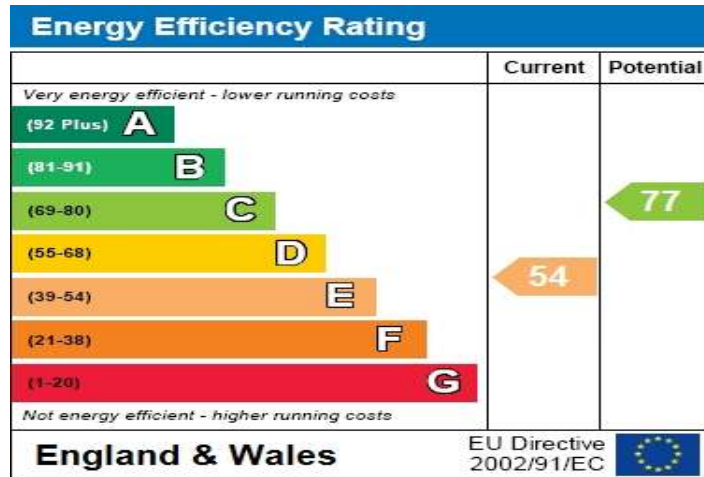
Ground Floor



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.