



24 Rosebery Road, Bushey, Hertfordshire, WD23 1DA
Price £475,000 Freehold

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 ChurchillsBushey



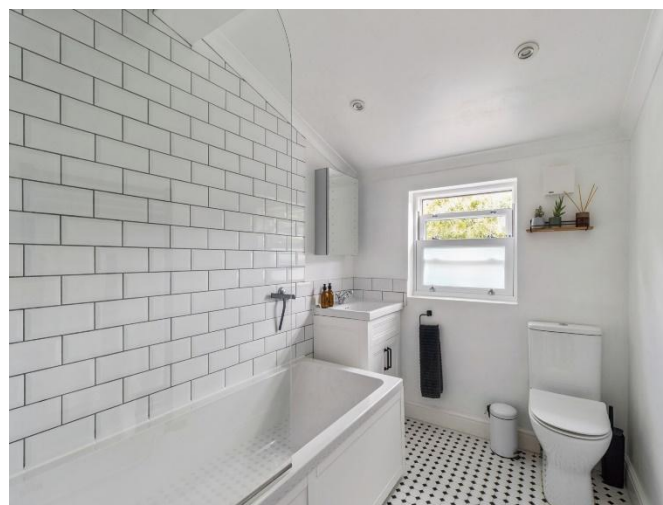
Price £475,000

24 Rosebery Road, Bushey, Hertfordshire, WD23 1DA

- Charming 2 Bedroom Terrace Cottage In The Heart Of Merry Hill
- Separate Living Room & Dining Room
- Replacement Double Glazed Sash Windows
- Newly Fitted Carpets Upstairs
- Fully Insulated & Sound Proofed Loft Space
- Tastefully Decorated Throughout
- Close To Open Spaces, Allotments & Local Schools
- Energy Rating: C

This charming 2 bedroom terrace cottage is nestled in the heart of the highly sought after residential area of Merry Hill in Bushey. The property welcomes you with an entrance porch leading into a living room and a separate dining room, flowing through to a modern fitted kitchen. A thoughtfully designed utility room and cloakroom provide additional convenience. Upstairs, there are two generous double bedrooms, with a stylish modern bathroom with under floor heating (accessed directly from bedroom 2). There is a loft space, beautifully carpeted, fully insulated, and soundproofed. The cottage also benefits from a private rear garden, new windows throughout including elegant replacement sash windows, and newly fitted carpets upstairs. Gas central heating and tasteful décor enhance its appeal, reflecting the care and modernisation carried out by the current owners. Perfectly positioned close to the open spaces of Merry Hill Wood, local allotments, and well regarded primary schools, this home offers both character and practicality in a desirable setting.







ENTRANCE PORCH

Double glazed window to the front aspect, step down to

LIVING ROOM 13'1" (3.99m) x 10'4" (3.15m)

Double glazed replacement sash window to the front bay, meter cupboards, laminate wood flooring

DINING ROOM 13'6" (4.11m) x 10'4" (3.15m)

Staircase leading to the first floor with newly fitted carpet, inset spotlights, laminate wood flooring, double glazed replacement sash window to the rear aspect, archway and step down to

KITCHEN 10'11" (3.33m) x 6'3" (1.91m)

Modern fitted kitchen with a range of wall and base units, quartz working surfaces, Butler sink, fitted Bosch electric oven, Bosch gas hob with extractor hood over, under counter freezer, recess for large fridge freezer, cupboard housing gas fired central heating boiler, engineered oak flooring, inset spot lights

LOBBY

Engineered oak flooring, double glazed door leading on to the graden

UTILITY ROOM/ CLOAKROOM 7'2" (2.18m) x 5'7" (1.7m)

Wooden working surfaces, plumbing for washing machine and space for tumble dryer, wash hand basin, low flush wc, ladder radiator, inset spot lights, double glazed window to the rear aspect

BEDROOM 1 10'5" (3.18m) x 10'5" (3.18m)

Double glazed replacement sash window to the front aspect, original wood flooring

BEDROOM 2 10'8" (3.25m) x 10'3" (3.12m)

Double glazed replacement sash window to the rear aspect, newly fitted carpet, inset spot lights, door to staircase leading to the loft room, door leading to

BATHROOM

Modern fitted bathroom. Panelled bath with independent shower over and hand held shower attachment, glass shower screen, vanity unit incorporating wash hand basin with cupboards under, mirrored wall cabinet, low flush wc, storage cupboard, extractor fan, inset spotlights, double glazed replacement sash window to the rear aspect, part tiled walls, tiled floor with electric under floor heating.

SECOND FLOOR

LOFT SPACE 17'9" (5.41m) x 9'3" (2.82m)

Approached via staircase with shelving to the side. Fully insulated and sound proofed. With Velux window to the rear aspect, newly fitted carpet, feature exposed beams, inset spotlights

OUTSIDE

REAR GARDEN

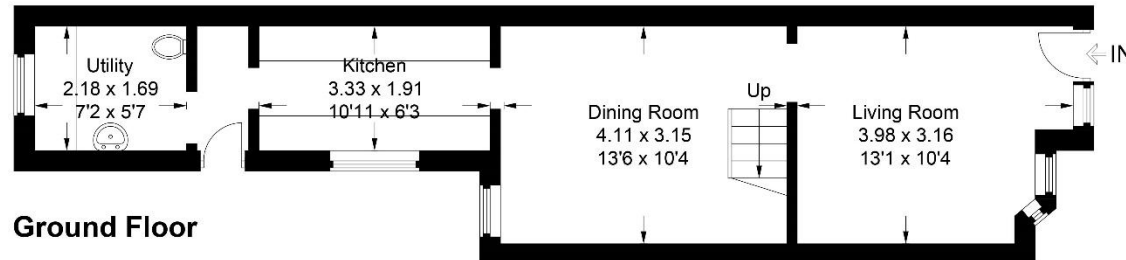
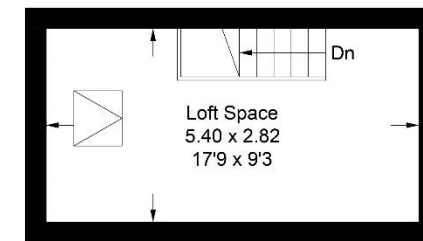
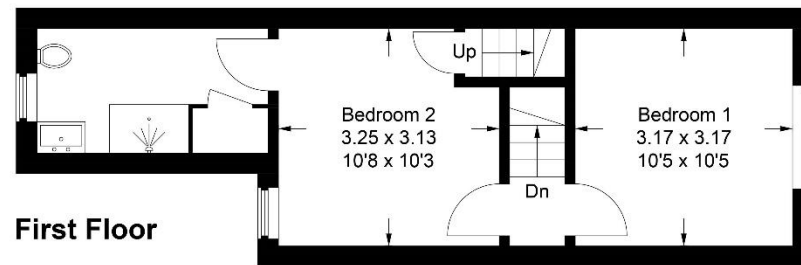
With patio area, outside tap, light and power point, step down to lawn area with raised flower beds, garden shed, right of access at rear of gardens from street

COUNCIL TAX

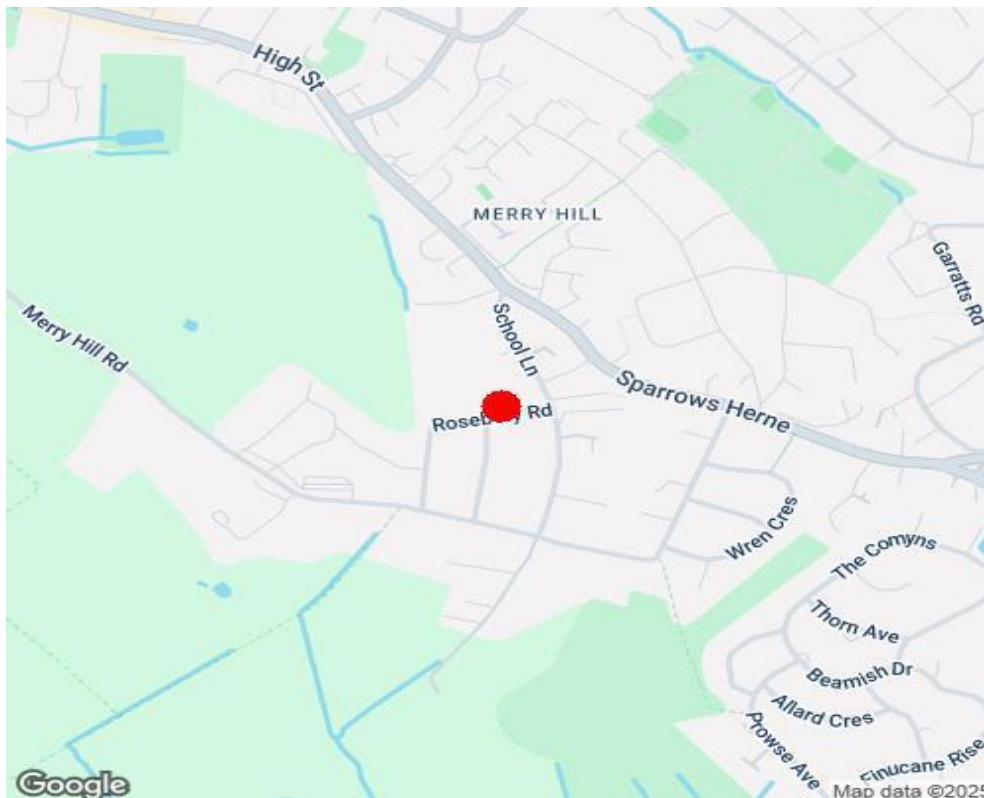
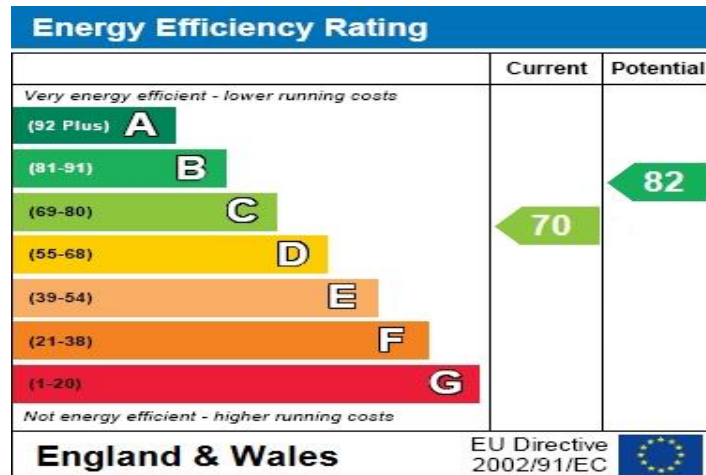
Hertsmere Borough Council, Tax Band D, £2247.54 2025/2026

Rosebery Road

Approximate Gross Internal Area
Ground Floor = 37.4 sq m / 402 sq ft
First Floor = 29.8 sq m / 321 sq ft
Second Floor = 15.1 sq m / 162 sq ft
Total = 82.3 sq m / 885 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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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.