



2 Nightingale Road, Bushey, WD23 3NJ

Price £1,250,000 Freehold

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 ChurchillsBushey



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2 Nightingale Road, Bushey, Hertfordshire, WD23 3NJ

- An Attractive 4 Bedroom Detached House
- Situated On A Generous Corner Plot
- Two Separate Reception Rooms
- Cloakroom/ Utility Room
- Rear Garden With Outdoor Kitchen & Workshop
- Ample Off Street Parking
- Scope For Side Extension (STPP)
- No Upper Chain
- Council Tax Band G - Hertsmeire Borough Council
- Energy Rating: D

This attractive 4 bedroom detached home occupies a generous corner plot and offers excellent potential to extend to the side, subject to planning permission. The property welcomes you via an entrance porch and hallway, leading to two separate reception rooms, with the second reception room open plan to a fitted kitchen and featuring double glazed bi-folding doors that open onto the garden, creating a bright and airy living space. A cloakroom/utility room completes the ground floor. Upstairs, there are 4 well proportioned bedrooms, including a main bedroom with an original fireplace, and a family bathroom. The home benefits from gas central heating and double glazing throughout. Outside, the front garden enhances its curb appeal, while the rear garden is a true highlight, boasting a covered outdoor kitchen and BBQ area, newly laid decking, steps down to a lawn, and a substantial 24ft workshop/office. Ample off street parking is available to the rear of the garden, accessed via double gates from Herkomer Road. Offered with no upper chain, this property combines charm, functionality, and exciting scope for further development.



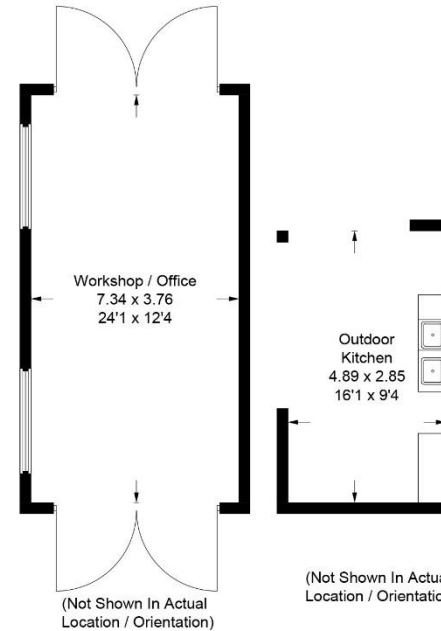
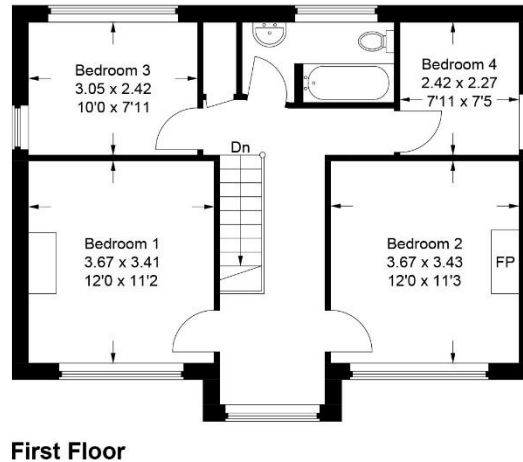
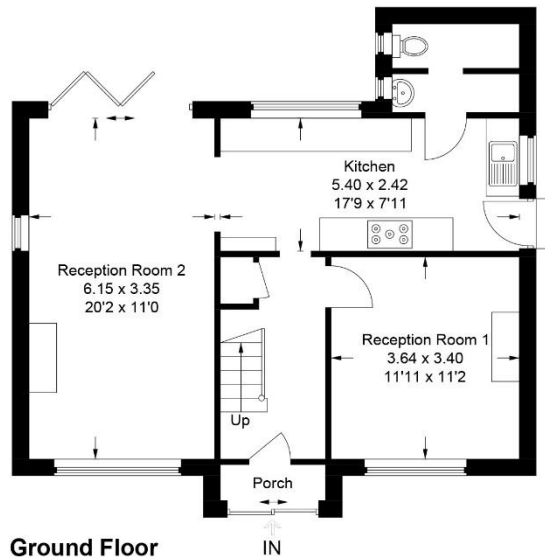




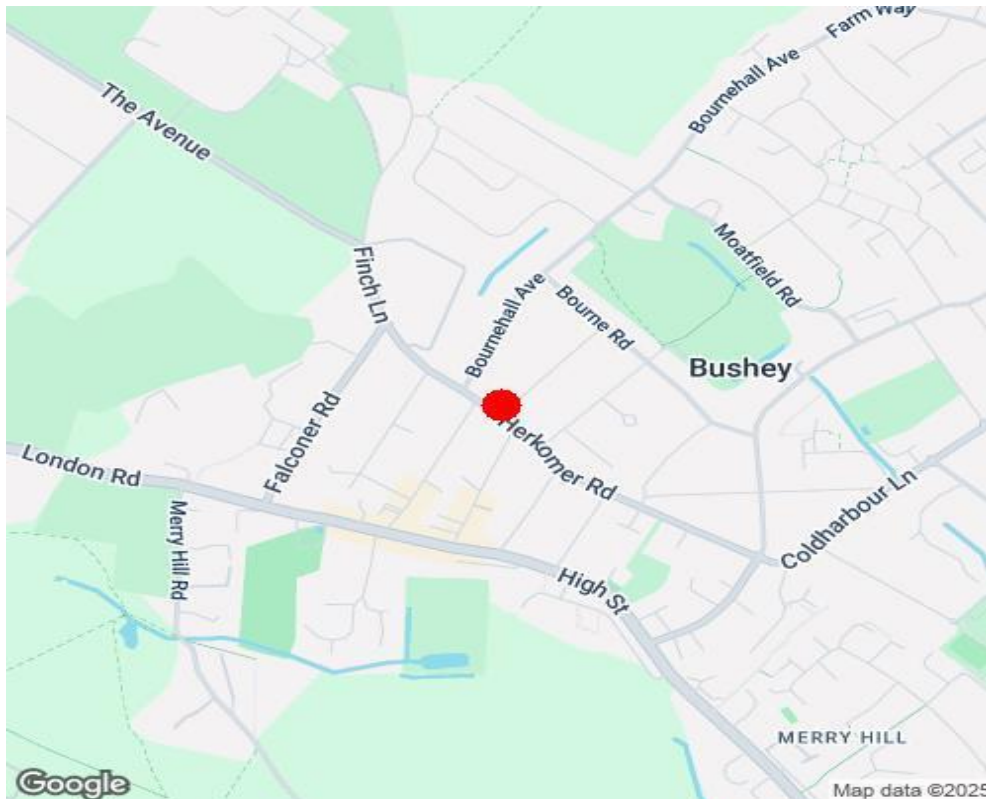
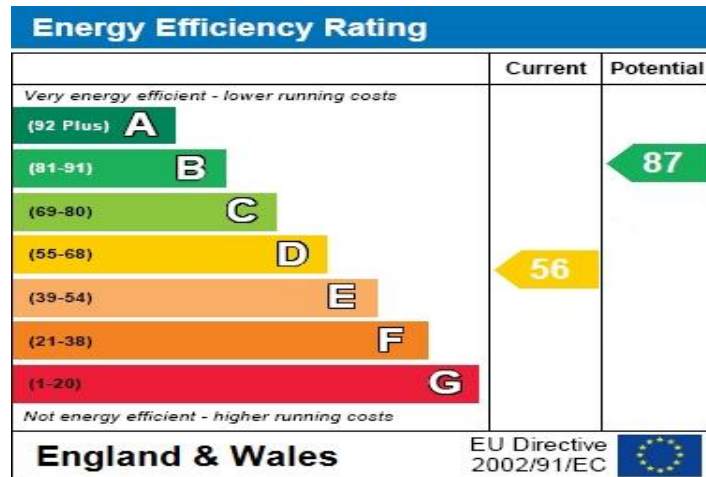


Nightingale Road

Approximate Gross Internal Area
 Ground Floor = 60.5 sq m / 651 sq ft
 First Floor = 55.8 sq m / 601 sq ft
 Outbuildings = 41.8 sq m / 450 sq ft
 Total = 158.1 sq m / 1,702 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.