



70 Bushey Grove Road, Bushey, WD23 2GN

Price £975,000 Freehold

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 **Churchills**Bushey



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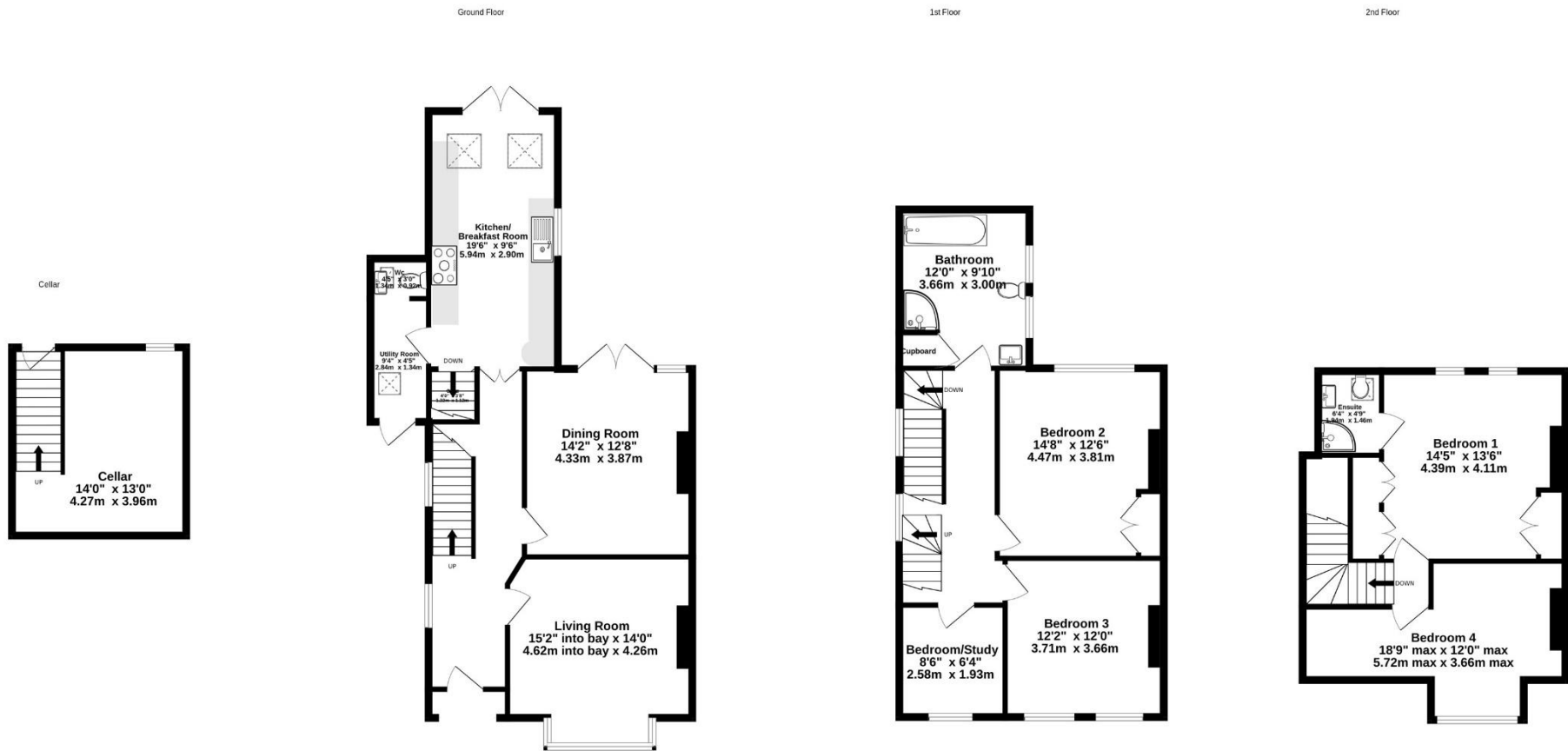
- An Attractive Character Victorian Semi Detached Home
- Versatile Accommodation Over 3 Floors
- 2 Separate Reception Rooms
- 19ft Kitchen/ Breakfast room
- Main Bedroom With Ensuite Shower Room
- Approx 130ft Mature Rear Garden
- Off Street Parking With Pod Electric Car Charger
- No Upper Chain
- Council Tax Band F - Hertsmere Borough Council
- Energy Rating: D

This attractive 5 bedroom 2 bathroom Victorian semi detached family home offers spacious and versatile accommodation arranged over three floors, combining period character with modern convenience. The ground floor features two separate reception rooms, a generous kitchen/breakfast room, a utility room, and a cloakroom. On the first floor, there are three well proportioned bedrooms and a family bathroom, while the second floor boasts a further bedroom alongside the main bedroom, which benefits from an ensuite shower room. Additional features include gas central heating, a mature rear garden extending to approximately 130ft, and off street parking. Ideally located in a sought after area, the property is within easy reach of Bushey Mainline Station, Watford Town Centre, highly regarded local schools, and a range of leisure facilities. The property is being offered for sale with no upper chain



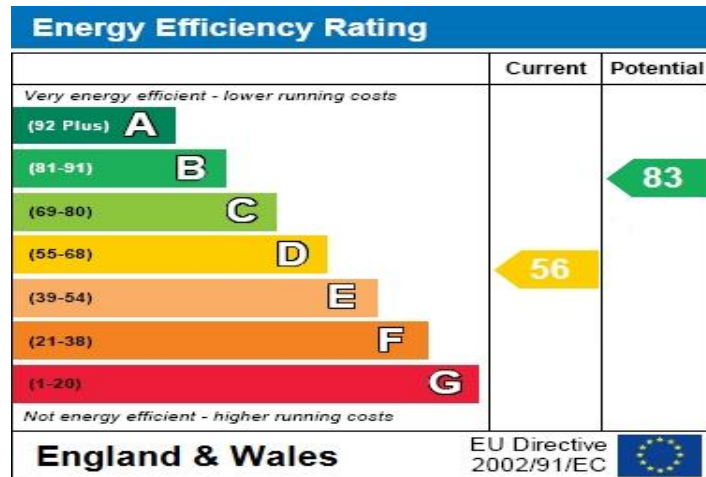




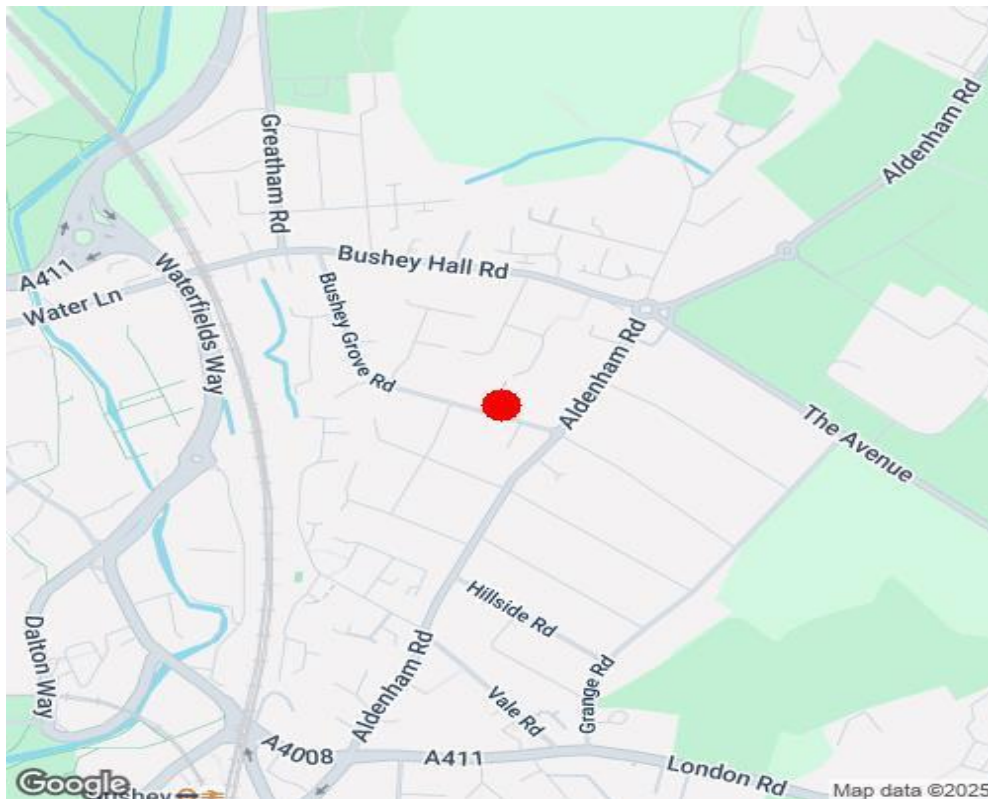


TOTAL FLOOR AREA : 1862sq.ft. (173.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.