



5 James Close, Bushey, WD23 2LT

Price £995,000 Freehold

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 **Churchills**Bushey



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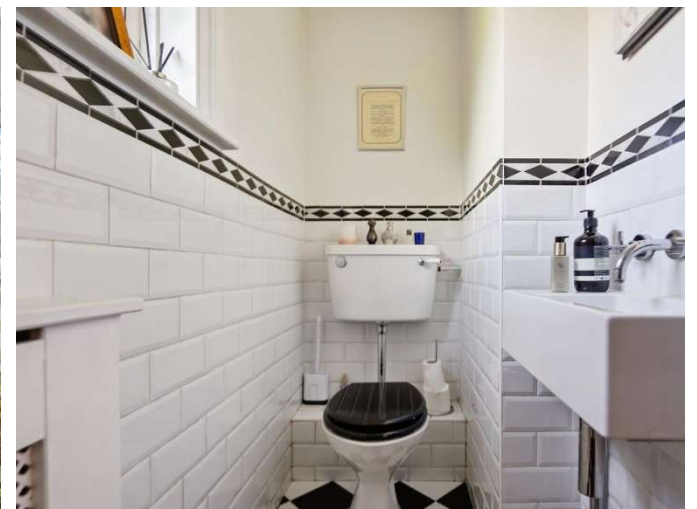
5 James Close, Bushey, Hertfordshire, WD23 2LT

- A Stunning 4 Bedroom 2 Bathroom Semi Detached House
- Imposing Reception Hall/ Galleried Landing
- Open Plan Kitchen/ Family Room With Bespoke Fitted Kitchen
- Gas Central Heating/ Double Glazing
- Well Maintained Gardens
- Garage & Off street Parking For 3 Cars
- Cul De Sac Location
- No Upper Chain
- Council Tax Band F - Hertsmeire Borough Council
- Energy Rating: TBC

This stunning 4 bedroom, 2 bathroom semi detached house, built circa 1900s, is beautifully presented throughout and offers a perfect blend of character and modern living. Approached through elegant double doors into an entrance porch, you are welcomed by a stunning and inviting reception hall with cloakroom. The spacious reception room features a charming bay window and fireplace, while the open plan kitchen and family room boasts a bespoke fitted kitchen, vaulted ceiling, and two sets of double doors leading onto the south east facing, well maintained garden. A galleried landing leads to a principal bedroom with en-suite shower room, an additional bedroom, and a stylish family bathroom on the first floor, with two further bedrooms on the second floor. Externally, the property benefits from two parking spaces on the driveway, a garage with additional parking to the front, and both front and side gardens. Ideally located in a quiet cul de sac, close to the M1, A41, and Bushey Station, the home also offers gas central heating, double glazing, and is offered for sale with no upper chain.

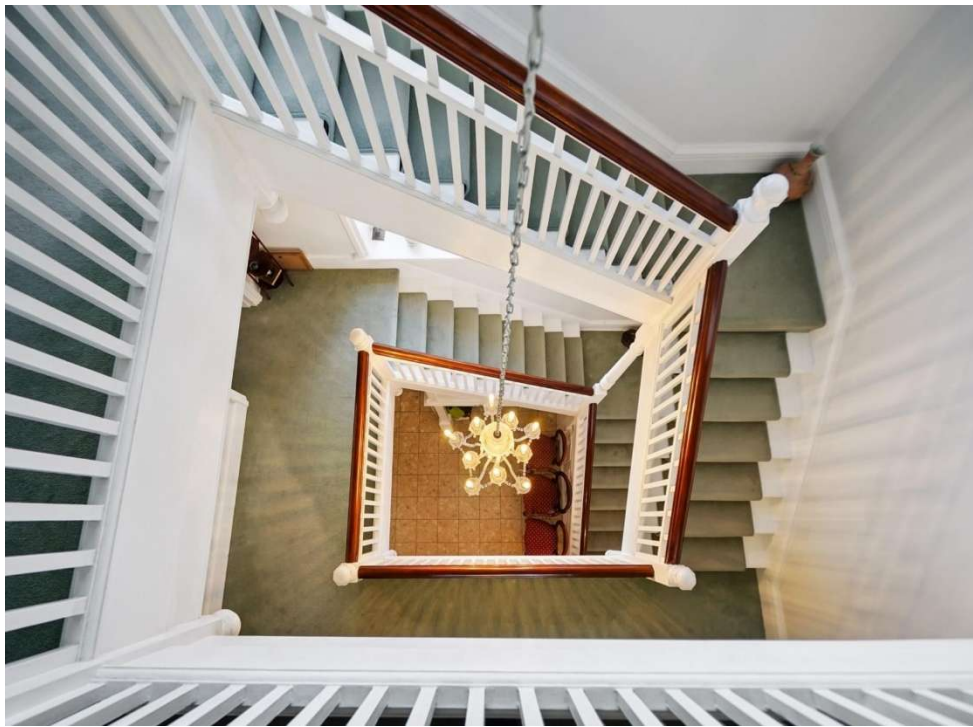






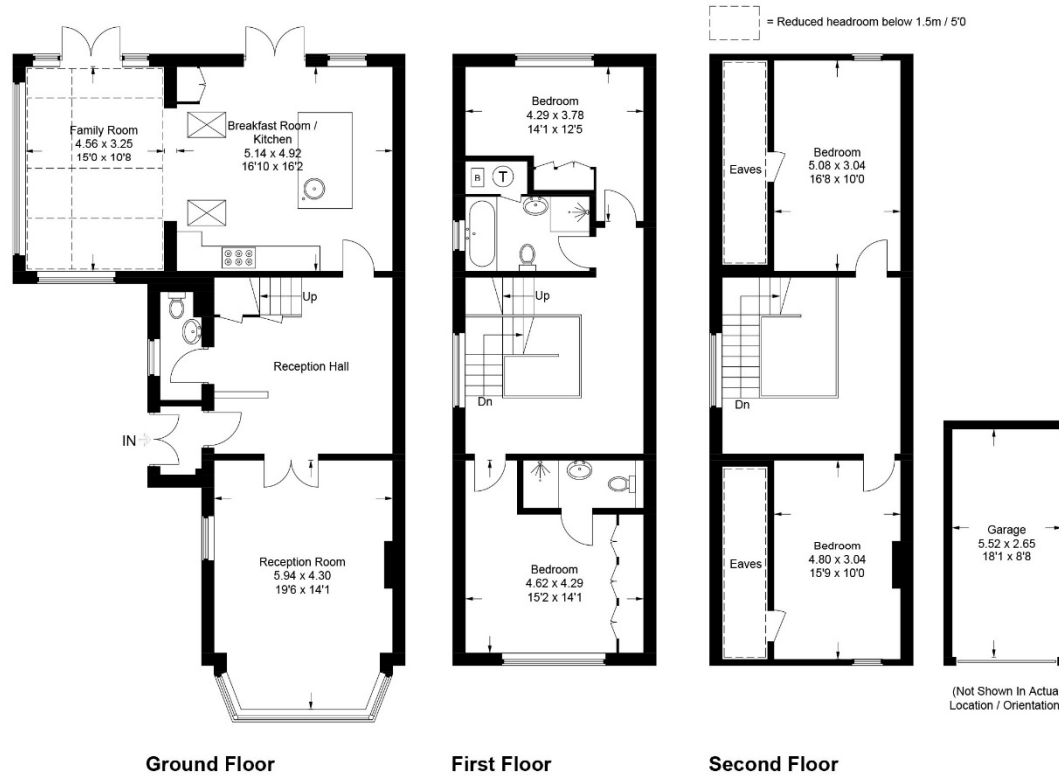






James Close

Approximate Gross Internal Area
 Ground Floor = 95.1 sq m / 1,024 sq ft
 First Floor = 60.8 sq m / 654 sq ft
 Second Floor = 49.4 sq m / 532 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 219.9 sq m / 2,367 sq ft
 (Excluding Eaves)



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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Part of the **F** fairfield family



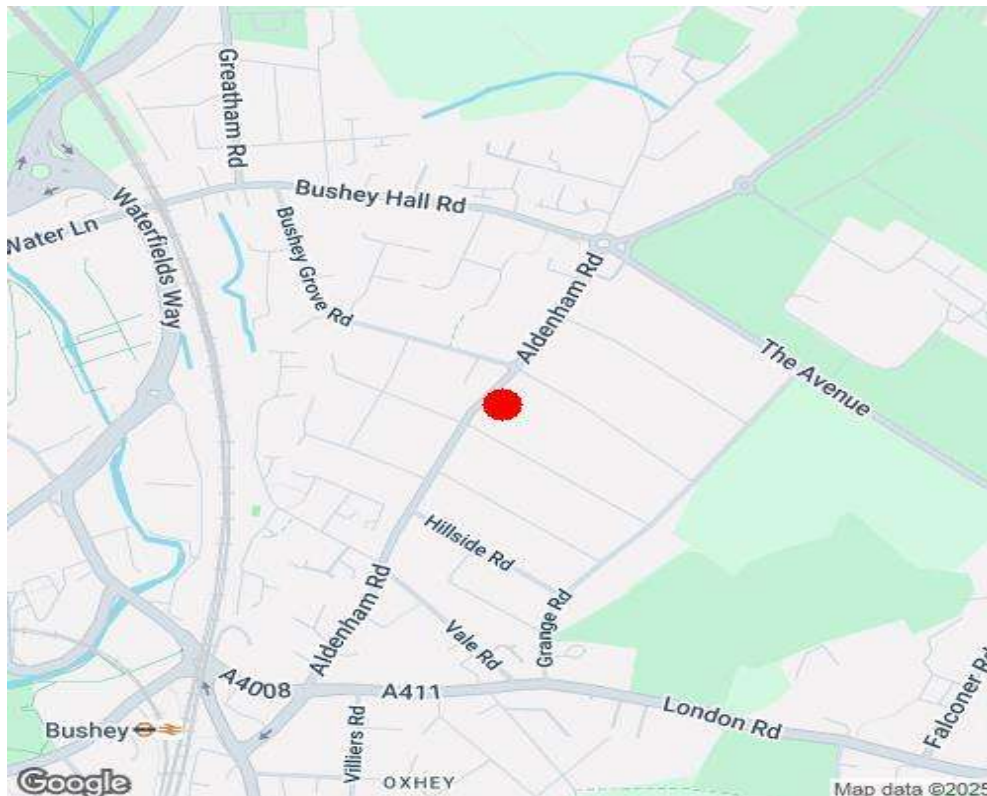
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Important Notice:

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.