



46 Belmont Road, Bushey, WD23 2JP

Price £1,450,000 Freehold

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 ChurchillsBushey



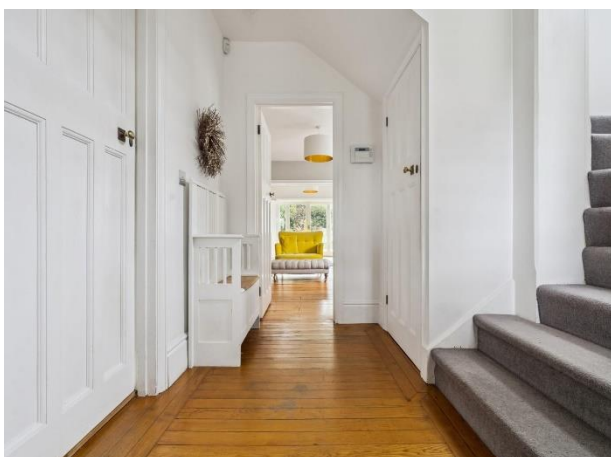
Price £1,450,000

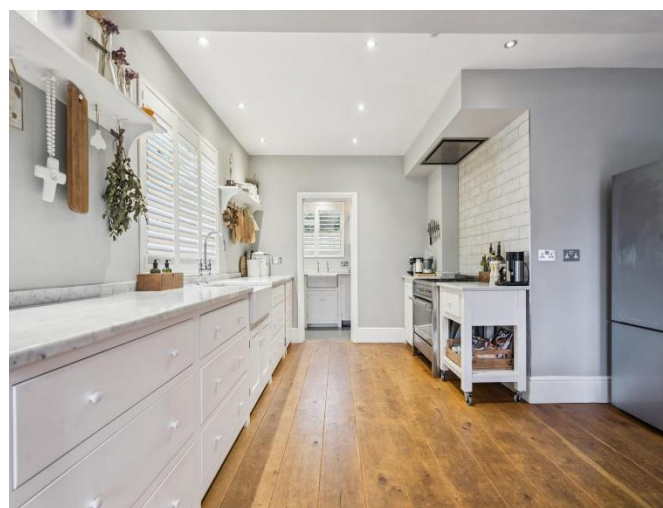
46 Belmont Road, Bushey, Hertfordshire, WD23 2JP

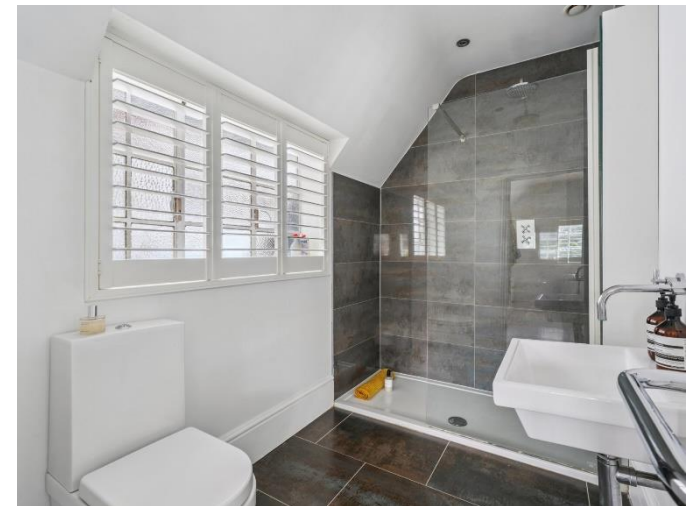
- Impressive Arts & Crafts Style 5 Bedroom 3 Bathroom Detached House
- DeVol Fitted Kitchen
- Loft Style Bedroom Suite
- Contemporary Bathroom With Underfloor Heating
- Exceptional Gardens With Garden Studio
- Ample Off Street Parking
- Sought After Location Close To Bushey Station
- Council Tax Band G - Hertsmere Borough Council
- Energy Rating: D

This historic Arts & Crafts detached house, believed to have been built around 1920, is a substantial 5 bedroom, 3 bathroom property of landmark style and historical significance. The house has been completely renovated by the present owners and now combines original character with a modern finish. The property has a high quality garden room with storage (2022). Situated in a sought after location close to Bushey Station, it offers both convenience and prestige. The ground floor includes a spacious hallway with cloakroom, two interconnecting reception rooms, and a large kitchen and dining room fitted by DeVol, alongside a separate utility room. Across the first and second floors are five bedrooms, two with ensuite bathrooms, with four bedrooms on the first floor and a loft style bedroom suite on the top floor. The three contemporary bathrooms all feature underfloor heating, and the house is served by gas central heating throughout.

The exterior is equally impressive, with exceptional front and rear gardens. The 100ft rear garden is thoughtfully divided into distinct zones and features a paved patio perfect for entertaining, a lush lawn, raised sleeper vegetable beds, and an outstanding garden room comprising ample storage and a remarkable studio. This studio has a vaulted ceiling, WC, and WiFi, making it an ideal workspace or leisure area. A block paved driveway provides ample off street parking to the front. Viewing is strongly recommended.







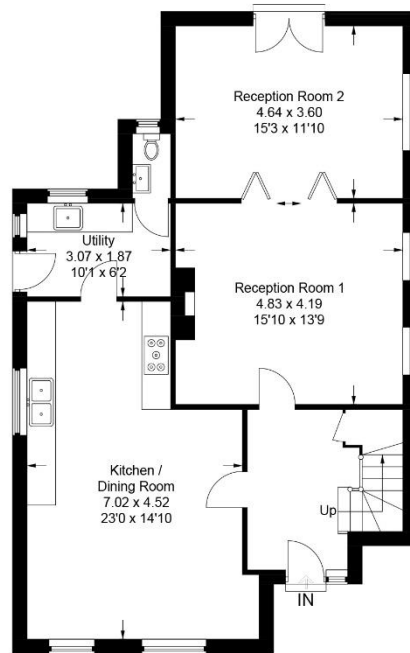




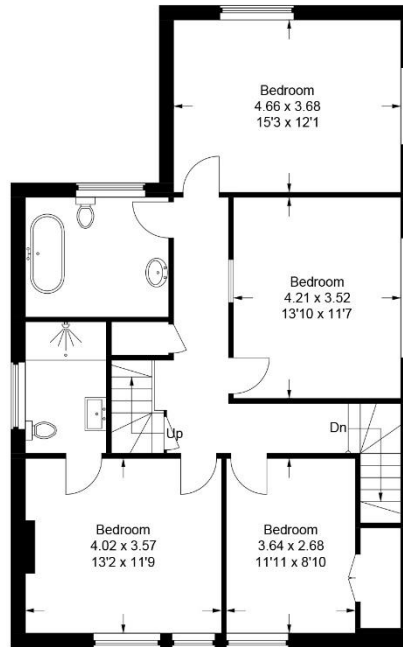


Belmont Road

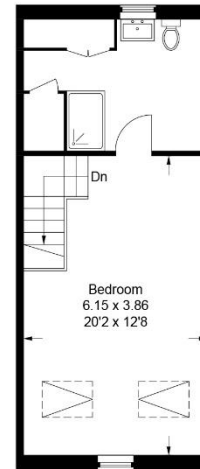
Approximate Gross Internal Area
 Ground Floor = 85.5 sq m / 920 sq ft
 First Floor = 89.0 sq m / 958 sq ft
 Second Floor = 35.0 sq m / 377 sq ft
 Summer House = 25.9 sq m / 281 sq ft
 Total = 235.4 sq m / 2,536 sq ft



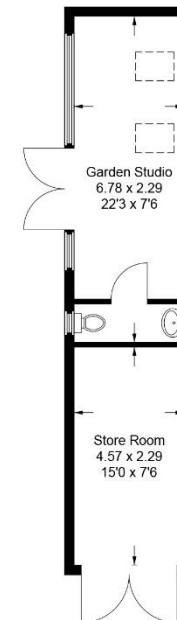
Ground Floor



First Floor



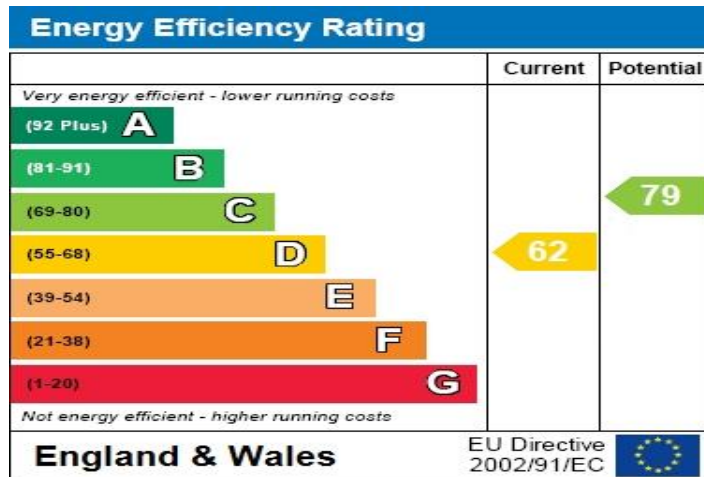
Second Floor



Summer House
 (Not Shown In Actual
 Location / Orientation)

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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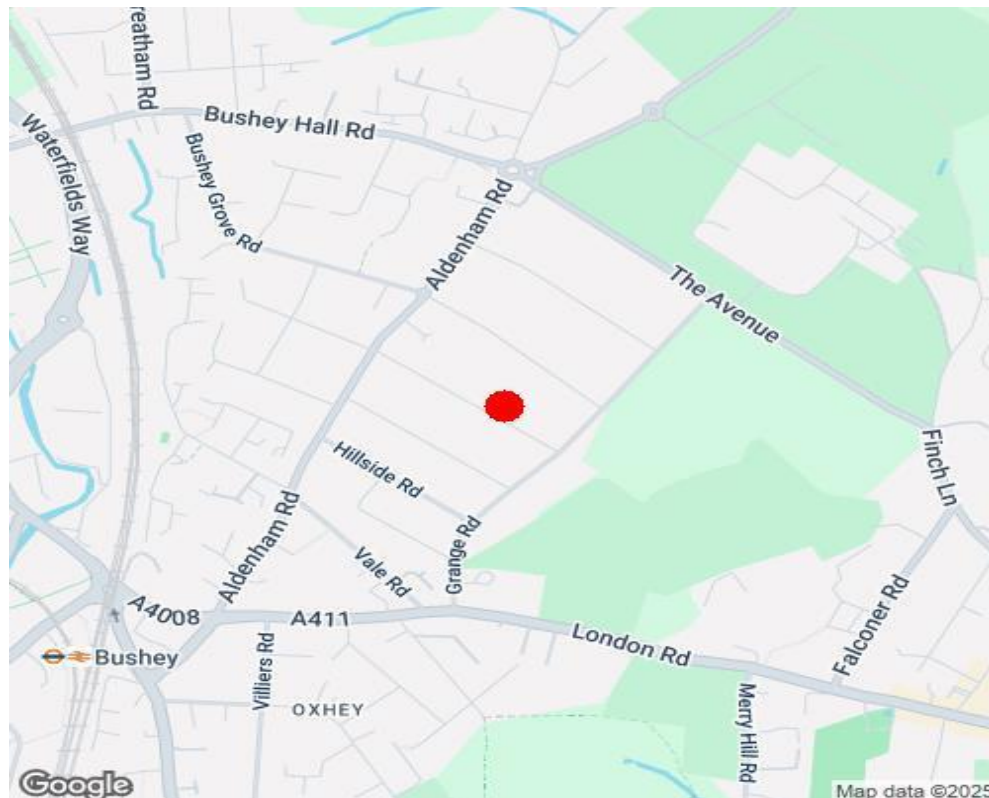
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Important Notice:

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.