



185 Merry Hill Road, Bushey, WD23 1AP

Price £995,000 Freehold

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 **Churchills**Bushey



Price £995,000

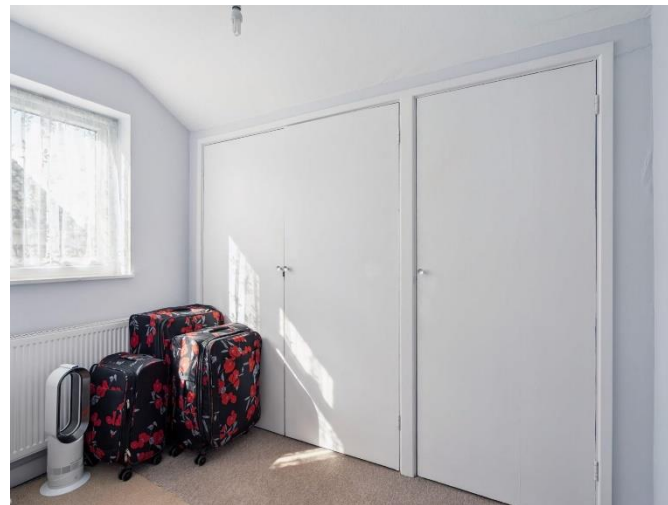
185 Merry Hill Road, Bushey, Hertfordshire, WD23 1AP

- A Modern 4 Bedroom 2 Bathroom Detached House
- 22ft Living/Dining Room With Fireplace
- Cloakroom
- Main Bedroom With Ensuite Shower Room
- Gas Central Heating/ Double Glazing
- Well Maintained Front & Rear Gardens
- Garage & Driveway For 2 Cars
- Sought After Location In Merry Hill
- Council Tax Band G- Hertsmeire Borough Council
- Energy Rating: D

This modern detached house, built in the 1960s, offers bright and spacious living with 4 bedrooms and 2 bathrooms. Lovingly occupied by the same vendor for many years, the home is thoughtfully laid out, beginning with an inviting entrance hall that leads to a generous 22ft living/dining room, complete with a feature fireplace and patio doors opening onto the attractive rear garden. The fully fitted kitchen and convenient cloakroom add to the practicality of the ground floor. Upstairs, the main bedroom benefits from its own ensuite shower room, while three further bedrooms are served by a well appointed family bathroom. The property is enhanced by gas central heating and double glazing throughout. Outside, there is a neatly kept front garden, a garage with driveway parking for two cars, and a beautifully presented rear garden. Ideally located in the sought after residential area of Merry Hill, the house enjoys close proximity to local schools, shops, and the open spaces of Merry Hill Fields.



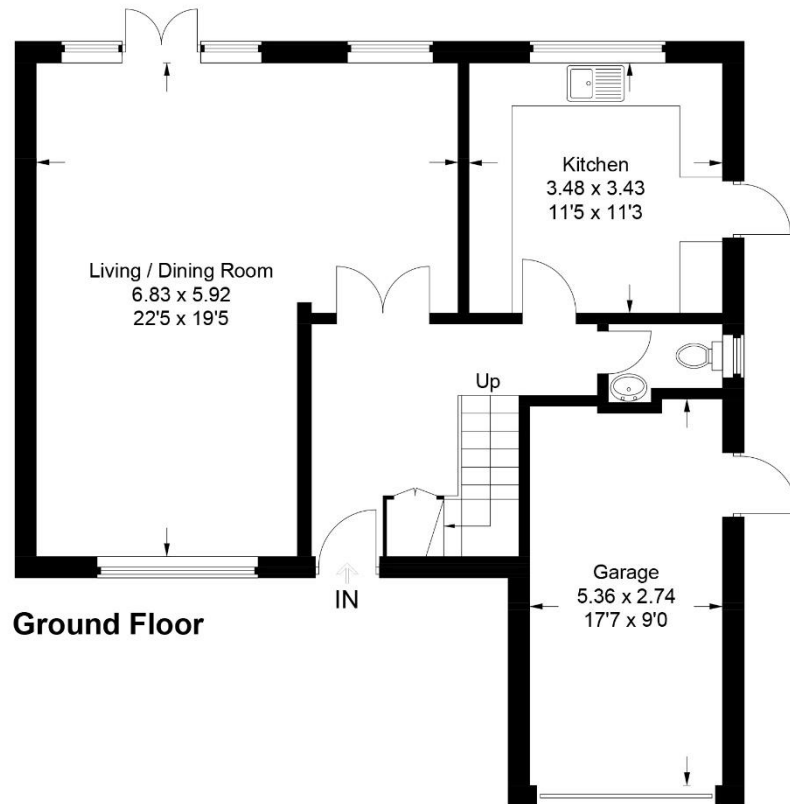




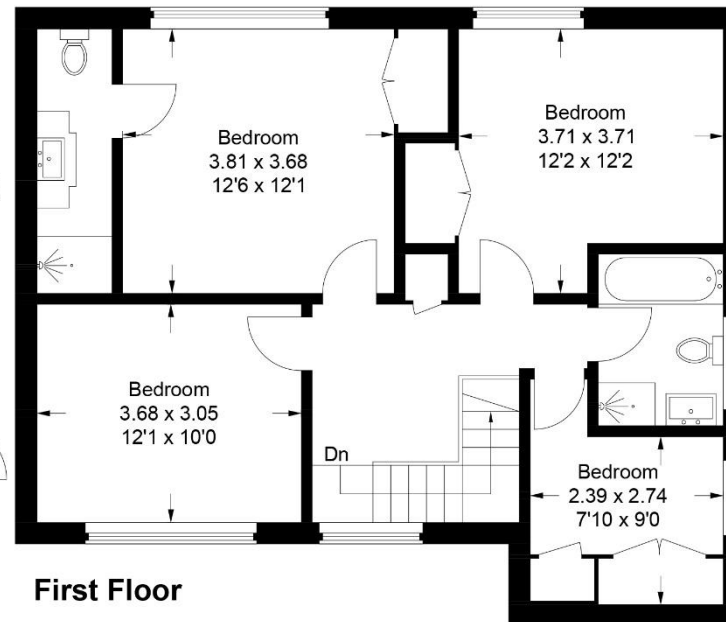


Merry Hill Road

Approximate Gross Internal Area
Ground Floor = 75.4 sq m / 812 sq ft
(Including Garage)
First Floor = 69.3 sq m / 746 sq ft
Total = 144.7 sq m / 1,558 sq ft

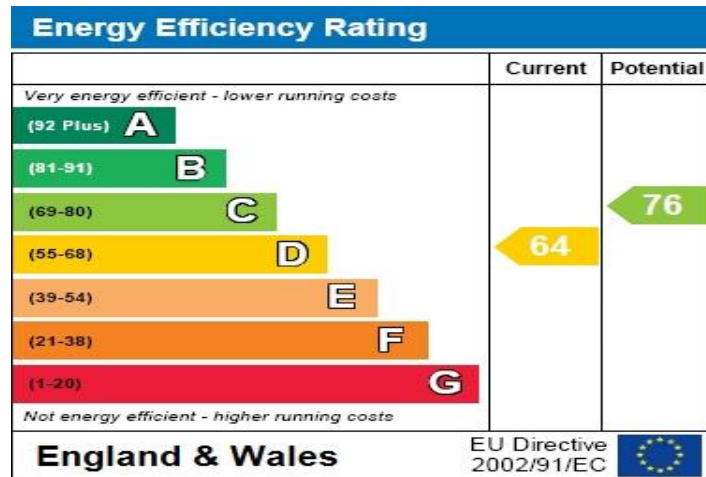


Ground Floor



First Floor

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.

