



79 Rudolph Road, Bushey, WD23 3DX

Price £575,000 Freehold

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 ChurchillsBushey



Price £575,000

79 Rudolph Road, Bushey, Hertfordshire, WD23 3DX

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- An Older Style 3 Bedroom End Of Terrace House
- In Need Of Complete Modernisation
- Sought After Area Of Bushey Village
- Scope For Extension (Stpp)
- Rear Garden
- Off Street Parking
- Gas Central Heating/ Double Glazing
- No Upper Chain
- Council Tax Band E - Hertsmeire Borough Council
- Energy Rating: E

This older style 3 bedroom end of terrace home, located in the sought after Bushey Village, offers an exciting opportunity for complete modernisation and further potential for extension, subject to the usual planning consents. Retaining a wealth of character, the property features original touches such as high ceilings, stained glass windows, and an attractive fireplace in the front reception room. The accommodation includes an entrance hall, two separate reception rooms, a kitchen, conservatory, three bedrooms, and a family bathroom. Outside, there is a rear garden and off street parking which is accessed via double gates from Herkomer Road . Additional benefits include gas central heating and double glazing. Ideally positioned just a short walk from local shops, restaurants, and schools, the property is offered to the market with no upper chain.

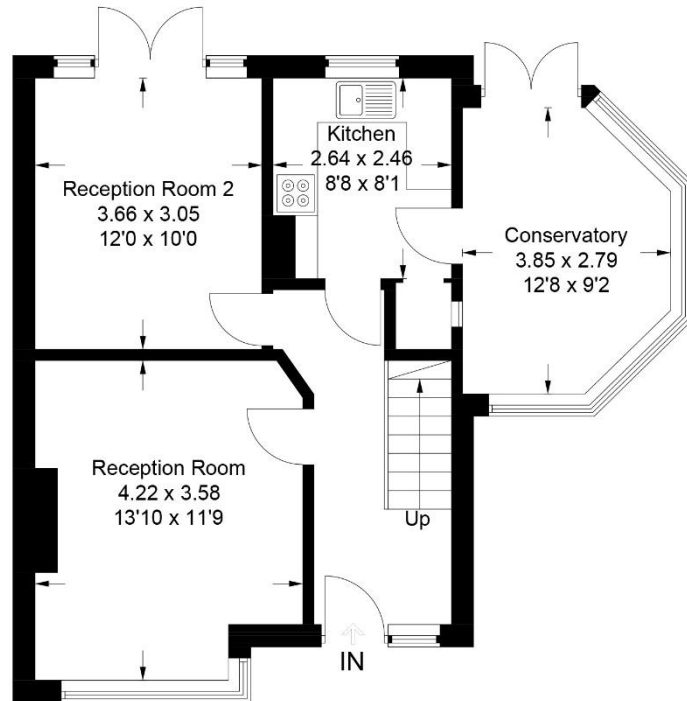




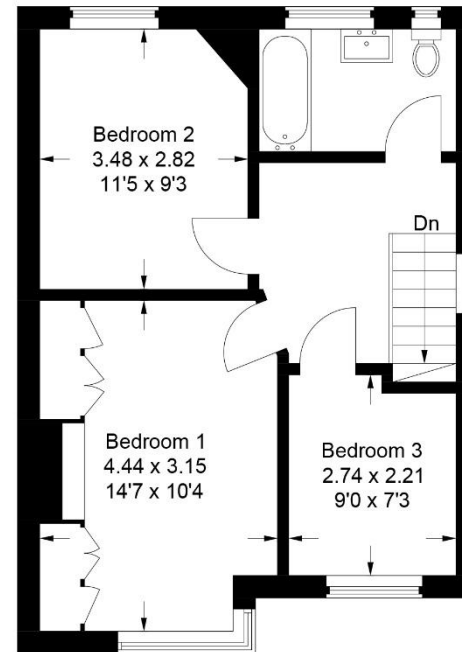


## Rudolph Road

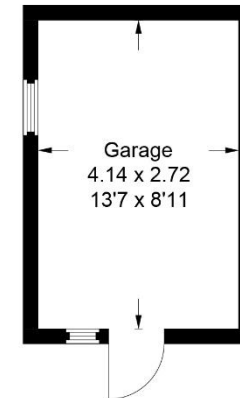
Approximate Gross Internal Area  
 Ground Floor = 53.7 sq m / 578 sq ft  
 First Floor = 43.1 sq m / 464 sq ft  
 Garage = 11.2 sq m / 120 sq ft  
 Total = 108.0 sq m / 1,162 sq ft



**Ground Floor**



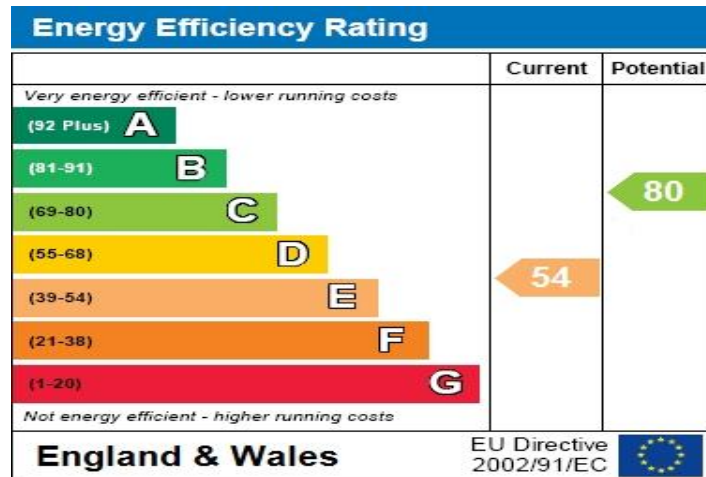
**First Floor**



(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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#### 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.

