



9 Ash Hill Close, Bushey, WD23 1BW

Price £620,000 Freehold

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 **Churchills**Bushey



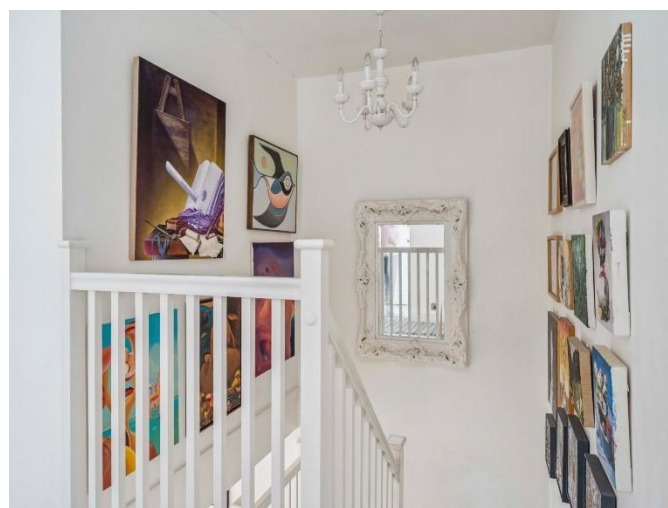
Price £620,000

9 Ash Hill Close, Bushey, Hertfordshire, WD23 1BW

- An Extended 3 Bedroom Terrace House
- Tastefully Decorated Throughout
- Open Plan Living Accommodation
- Gas Central Heating/ Double Glazing
- Well Stocked Rear Garden With Garden Studio
- Off Street Parking For 1 Car
- Cul De Sac Location
- Close To Local Schools & Open Green Spaces
- Council Tax Band E - Hertsmeire Borough Council
- Energy Rating: C

This beautifully presented modern 3 bedroom terraced home offers a perfect blend of style, comfort, and practicality. Featuring a single storey extension and tasteful décor throughout, the property welcomes you with an inviting entrance porch leading into open plan living accommodation, seamlessly connecting the living room, dining area, and a fitted kitchen, ideal for family life and entertaining. The converted garage provides a versatile study or TV room, perfect for working from home or relaxing in privacy. Upstairs, there are 3 bedrooms and a modern family bathroom. Outside, the well stocked rear garden includes a garden studio and enjoys a peaceful outlook over school playing fields. Situated in a quiet cul de sac, the home also benefits from gas central heating, double glazing, and a driveway providing off street parking for one car. The property is conveniently located close to well regarded local schools and the open green spaces of Merry Hill Fields, making it an excellent choice for families and professionals alike.

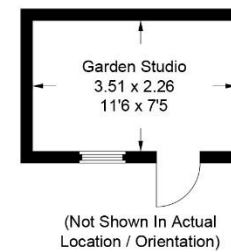
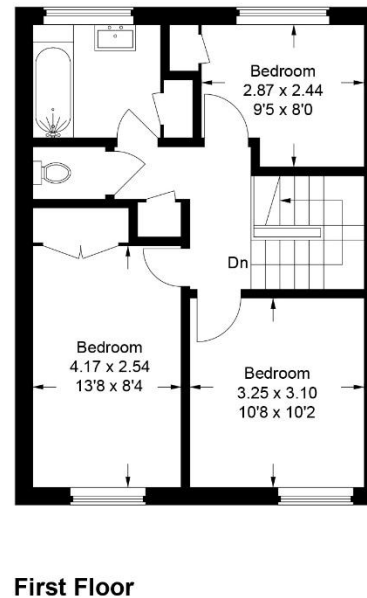
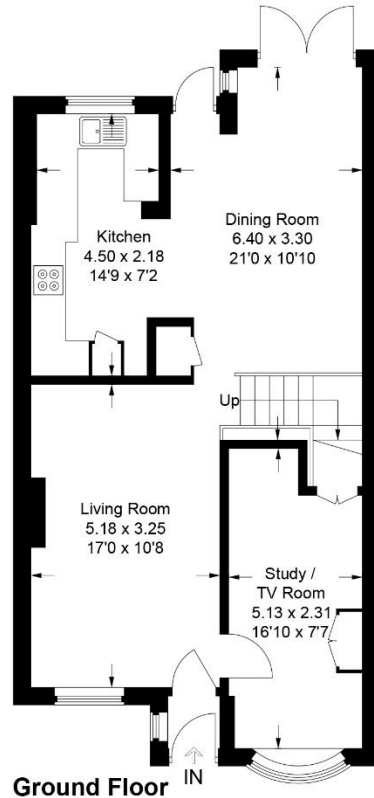






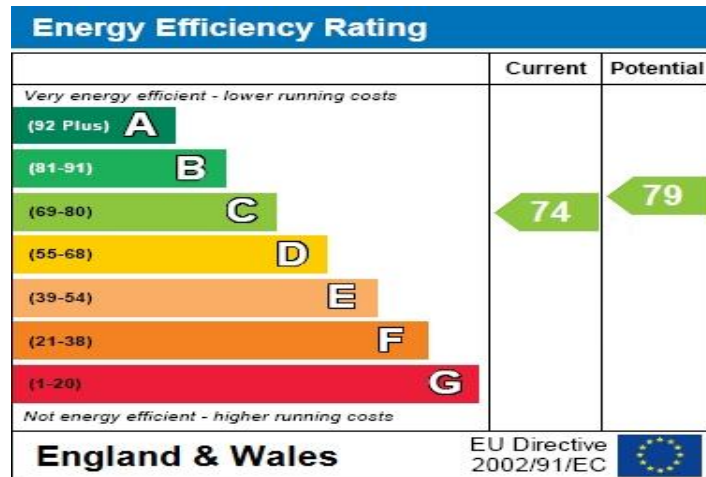
Ash Hill Close

Approximate Gross Internal Area
 Ground Floor = 61.9 sq m / 666 sq ft
 First Floor = 45.3 sq m / 488 sq ft
 Garden Studio = 7.9 sq m / 85 sq ft
 Total = 115.1 sq m / 1,239 sq ft



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.

