



11 Harts Close, Bushey, WD23 2BL

Price £685,000 Freehold

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 ChurchillsBushey



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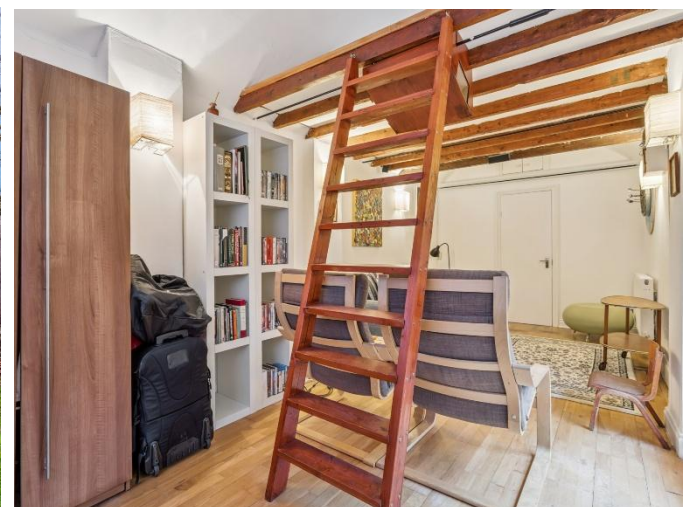
11 Harts Close, Bushey, Hertfordshire, WD23 2BL

- Extended 3 Bedroom Detached Chalet Bungalow
- Cul De Sac Location
- Spacious Living Accommodation
- Two Double Bedrooms & Luxury Wet Room Upstairs
- Gas Central Heating & Double Glazing
- Impressive Cinema Room
- South West Facing Garden
- Ample Off Street Parking To The Front
- Council Tax Band F - Hertsmeire Borough Council
- Energy Rating;D

An extended 3 bedroom detached chalet bungalow set in a quiet cul de sac in North Bushey, this well loved home, owned by the current vendor for many years, offers generous and versatile living spaces in an excellent location for access to the A41, M1 and M25. The ground floor features an inviting entrance hall, a downstairs bathroom with separate WC, a ground floor bedroom, and a spacious living room with a feature fireplace and double glazed bay window, seamlessly open to a large kitchen/dining room. Additional highlights include a separate utility room, a double glazed conservatory and wooden flooring throughout the ground level. Upstairs, two double bedrooms benefit from fitted wardrobes and eaves storage, complemented by a luxury wet room with a walk in shower and his and hers wash basins. The south west facing rear garden is mainly laid to lawn with a patio area, perfect for outdoor relaxation. A stand out feature of the property is the impressive cinema room (formerly a detached garage) complete with heating, power, a mezzanine level, and part converted to include a shower room with WC, making it an ideal office or studio with its own direct front access. The property also offers off street parking for several cars and is presented to the market with no upper chain.



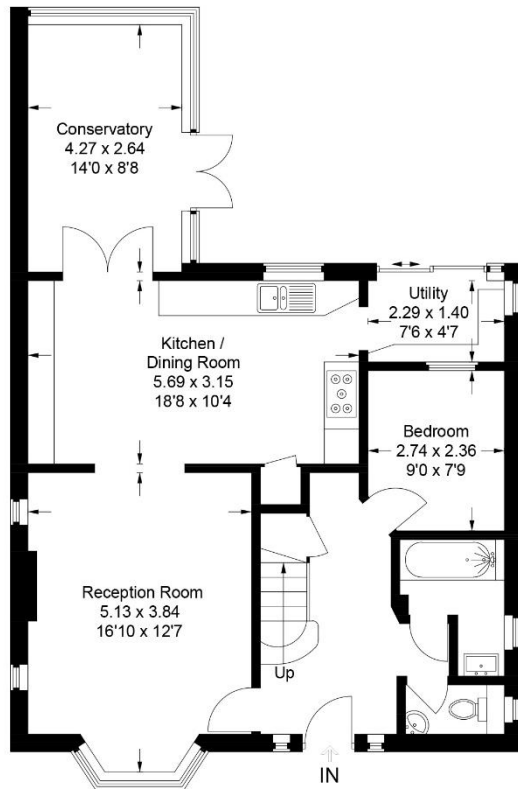




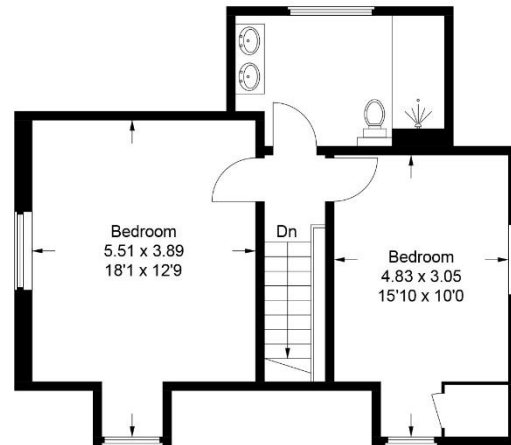


Harts Close

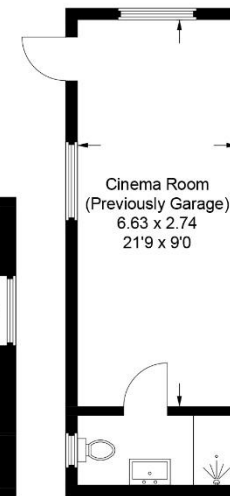
Approximate Gross Internal Area
 Ground Floor = 77.3 sq m / 832 sq ft
 First Floor = 45.8 sq m / 493 sq ft
 Outbuilding = 22.0 sq m / 237 sq ft
 Total = 145.1 sq m / 1,562 sq ft



Ground Floor



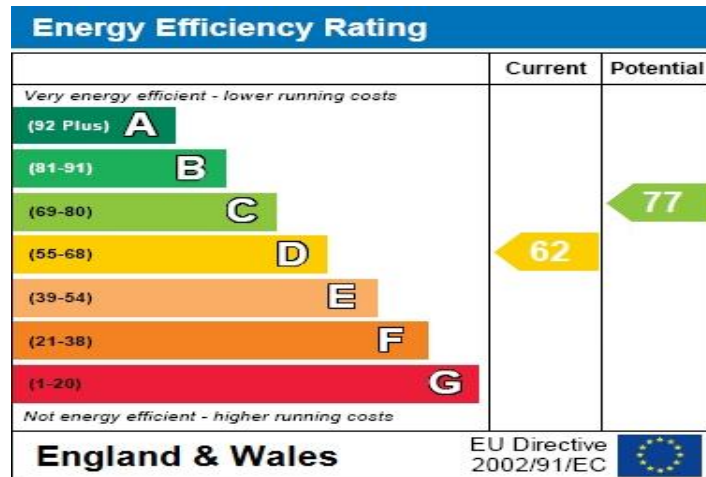
First Floor



(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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Churchills Bushey
 72 High Street, Bushey, Hertfordshire, WD23 3HE
 T: 020 8950 0033
property@churchillsbushey.co.uk
<https://www.churchillsbushey.co.uk>

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.

