



15 Merry Hill Mount, Bushey, WD23 1DJ

Price £625,000 Freehold

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 ChurchillsBushey





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15 Merry Hill Mount, Bushey, Hertfordshire, WD23 1DJ

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- Charming 3 Bedroom 2 Bathroom Terrace House
- Retaining Many Original Features Including High Ceilings & Sash Windows
- In Need Of Modernisation
- Two Separate Reception Rooms
- Gas Central Heating
- Large Mature Rear Garden
- Sought After Location In Merry Hill
- No Upper Chain
- Council Tax Band E - Hertsmere Borough Council
- Energy Rating: D

This charming extended 3 bedroom, 2 bathroom terrace house, built in 1896, offers a wonderful opportunity for modernisation while retaining a wealth of original features, including high ceilings and sash windows. There is an entrance hall, and a welcoming front reception room with a sash bay window, fitted shutters, and an attractive fireplace, along with double doors that open into the dining room, where French doors provide access to the large, mature rear garden with gated side access. A kitchen/breakfast room, ground floor shower room with utility area, and a separate cloakroom complete the downstairs accommodation. Upstairs, there are three bedrooms, including a generous main bedroom at the front with a sash bay window and fitted wardrobes, as well as a spacious family bathroom featuring both a bath and separate shower cubicle. Additional benefits include gas central heating and a prime position in the highly sought after location of Merry Hill, close to well regarded schools. The property is offered for sale with no upper chain.





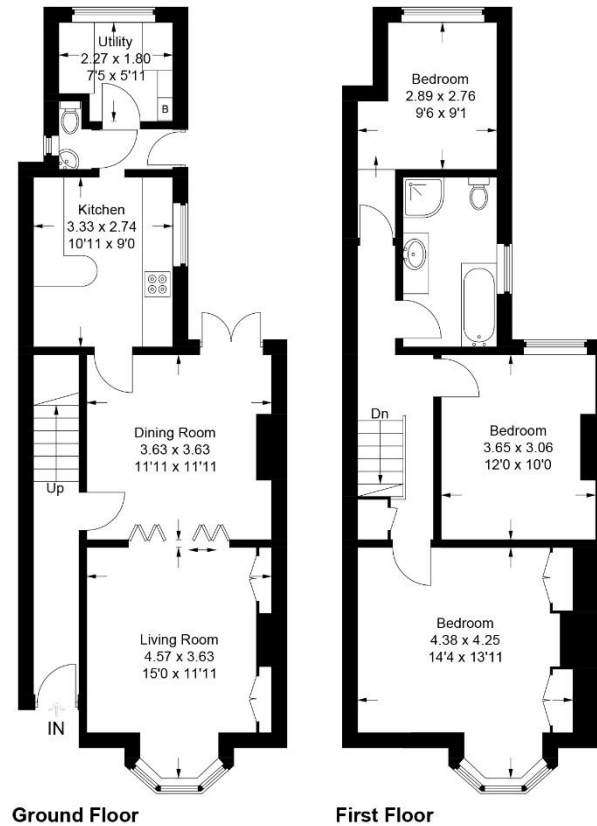






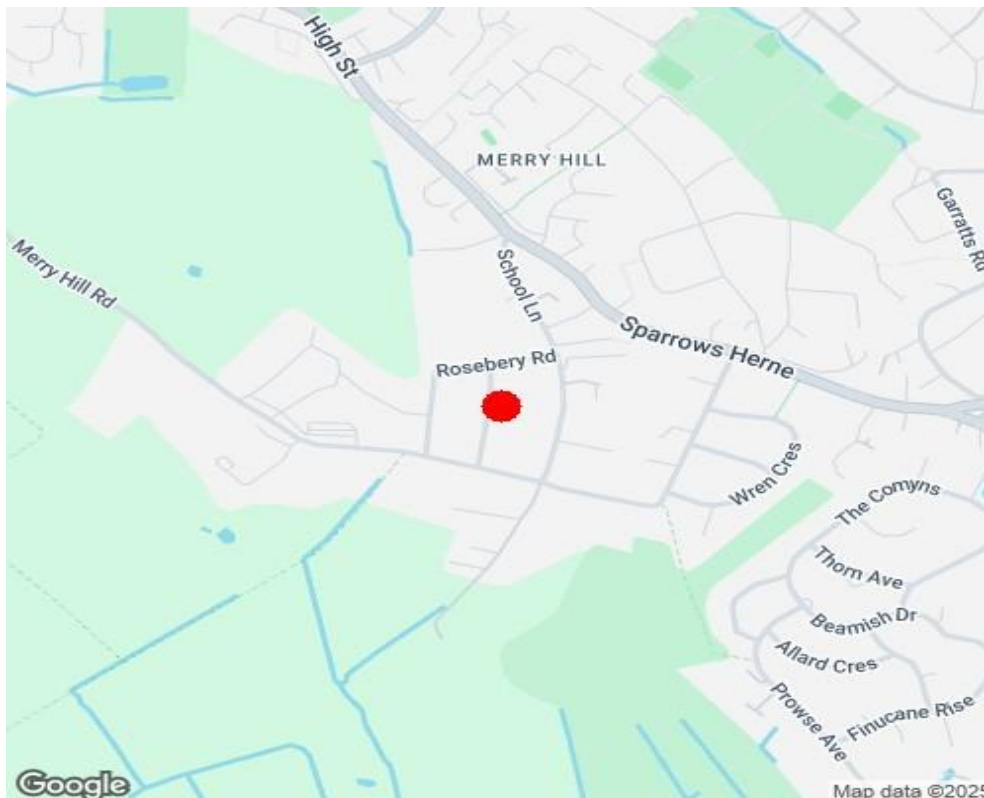
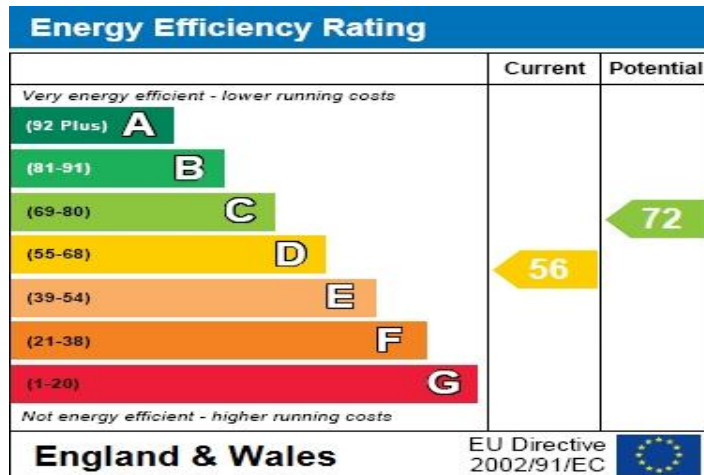
## Merry Hill Mount

Approximate Gross Internal Area  
 Ground Floor = 52.4 sq m / 564 sq ft  
 First Floor = 53.3 sq m / 574 sq ft  
 Total = 105.7 sq m / 1,138 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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Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

[property@churchillsbushey.co.uk](mailto: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.