



25 Beechcroft Road, Bushey, WD23 2JU

AN EXTENDED 5 BEDROOM DETACHED FAMILY HOME
ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM
2 SEPARATE RECEPTION ROOMS
27' KITCHEN/ BREAKFAST ROOM
3 BEDROOMS, STUDY/ BEDROOM 5 & FAMILY BATHROOM
ON FIRST FLOOR
FURTHER BEDROOM & EN-SUITE ON SECOND FLOOR
GAS CENTRAL HEATING, DOUBLE GLAZING
MATURE REAR GARDEN
GARAGE OWN DRIVE
CONVENIENT RESIDENTIAL LOCATION CLOSE TO
BUSHEY MAINLINE STATION

Price £885,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

ENTRANCE PORCH

Double glazed front door to

ENTRANCE HALL

Staircase to the first floor with cupboard under, picture rail, double glazed window to side

RECEPTION ROOM 1

13'9" (4.19m) x 14'10" (4.52m)
Into Bay
Attractive fire place feature, decorative covings, double glazed windows to the front bay



RECEPTION ROOM 2

13'4" (4.06m) x 11'10" (3.61m)
Fire place feature with display surround and mirror, picture rail, double glazed window to the side, casement doors leading to the garden



KITCHEN/ BREAKFAST ROOM

27'8" (8.43m) x 8'7" (2.62m)
Range of base units and wall cupboards, double electric oven, gas hob, plumbing for washing machine and dishwasher, cupboard housing gas fired boiler, inset spotlights, tiled floor, double glazed windows, ample space for breakfast table, double doors leading to the garden



CLOAKROOM

Modern low flush wc and wash hand basin, tiled floor, chrome radiator, double glazed window, cupboard housing space for tumble dryer



FIRST FLOOR LANDING

Staircase to the second floor

BEDROOM 1

14'2" (4.32m) x 11'5" (3.48m)
Fire place feature, double glazed window to the front

BEDROOM 3

11'11" (3.63m) Into Bay x 10'2" (3.1m)
Wardrobe cupboard, picture rail, double glazed window to the side



BEDROOM 4

10'2" (3.1m) x 9'10" (3m)
Fitted wardrobe cupboards, picture rail, double glazed window to the side



STUDY/ BEDROOM 5

7'8" (2.34m) x 5'11" (1.8m)
Double glazed window

BATHROOM

Panelled bath with mixer taps and shower attachment, folding shower screen, low flush wc, wash hand basin, ladder rail, tiled walls, double glazed window



SECOND FLOOR

BEDROOM 2

20'3" (6.17m) Max x 13'10" (4.22m)
Double glazed windows, eaves storage, inset spotlights, door to



EN-SUITE BATHROOM

Panelled bath, low flush wc, wash hand basin, inset spotlights

OUTSIDE

MATURE REAR GARDEN

Paved patio and further decked patio, lawn, borders and shrubs, garden shed, outside tap, lighting & power points, gated side access

GARAGE

Up and over door to the front,
light and power, door to the
garden

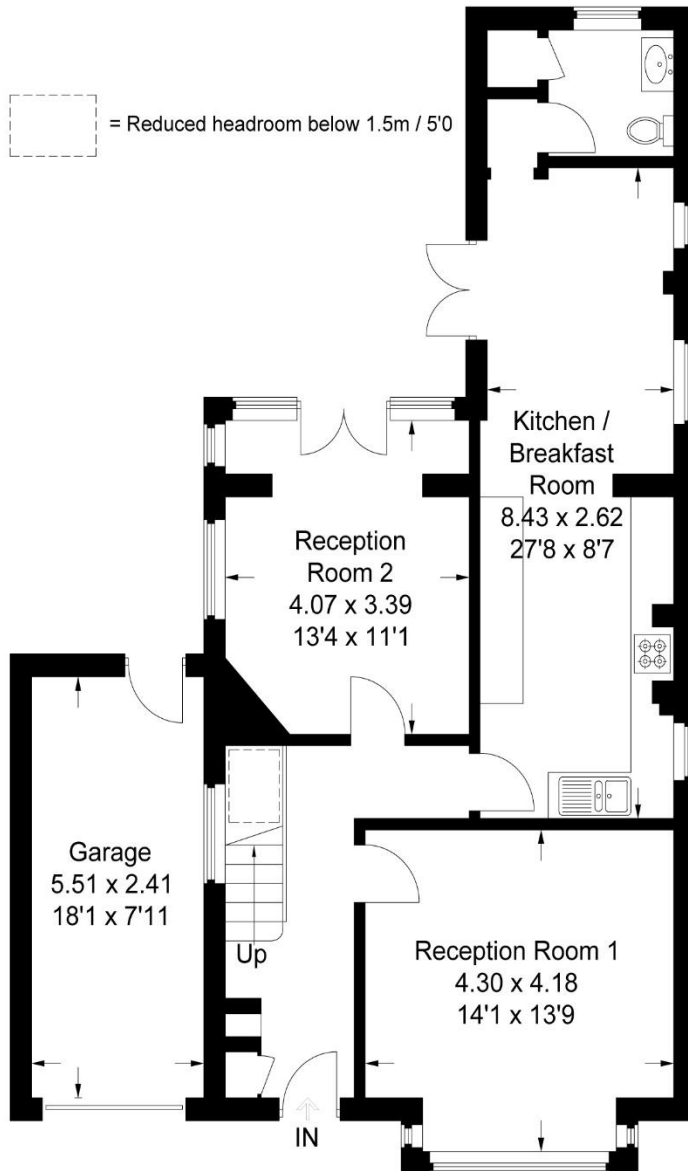
COUNCIL TAX

Hertsmere Borough Council Tax
Band F

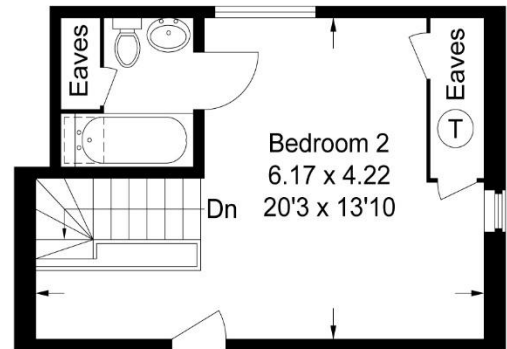


FLOORPLAN

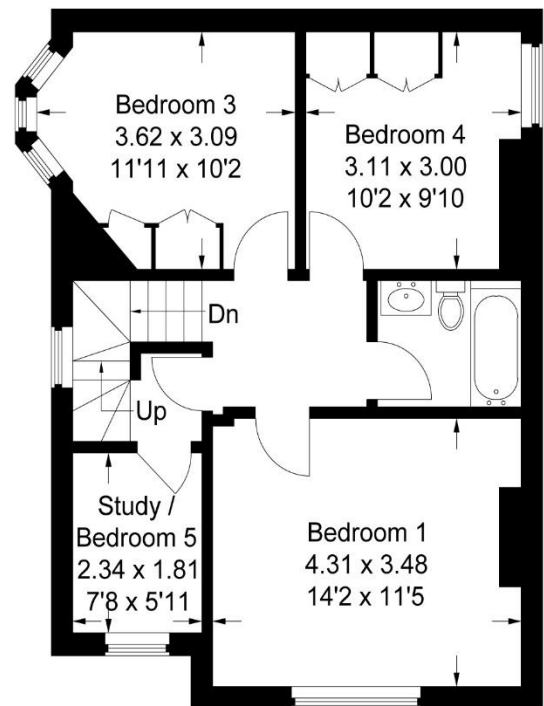
Approximate Gross Internal Area
 Ground Floor = 71.0 sq m / 764 sq ft
 First Floor = 52.6 sq m / 566 sq ft
 Second Floor = 23.0 sq m / 248 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 160.1 sq m / 1,723 sq ft



Ground Floor



Second Floor

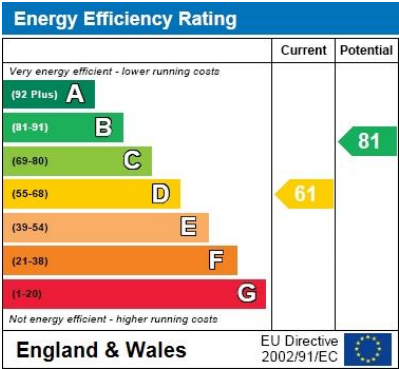


First Floor

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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ENERGY PERFORMANCE
GRAPH



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