



78a Little Bushey Lane, Bushey, WD23 4SE

**AN IMMACULATE 3/4 BEDROOM DETACHED FAMILY HOME
MAINTAINED TO A VERY HIGH SPECIFICATION
ENTRANCE HALL WITH BESPOKE OAK & GLASS STAIRCASE
2 RECEPTION ROOMS
HANDMADE SOLID OAK KITCHEN WITH GRANITE WORKTOPS
UTILITY ROOM, CLOAKROOM
STUDY / BEDROOM 4 ON GROUND FLOOR
WARDROBE CUPBOARDS TO BEDROOMS
VILLEROY & BOCH MODERN BATHROOM
GAS CENTRAL HEATING
FLUSH FITTING DOUBLE GLAZING WITH WOODEN BLINDS & SHUTTERS
GATED SIDE ENTRANCE, MATURE SECLUDED REAR GARDEN
AMPLE OFF STREET PARKING FOR SEVERAL CARS
WITH OWN DRIVE TO THE FRONT
SOUGHT AFTER RESIDENTIAL LOCATION**

Price £945,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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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 HALL

Solidor front door, bespoke oak and glass staircase to the first floor with cupboard under, solid Oak French flooring, oak internal doors and column radiators



CLOAKROOM

Low flush wc, wash hand basin, tiled floor, part tiled walls, inset spotlights

LIVING ROOM

18'8" (5.69m) Into Bay x 12'2" (3.71m)
Double glazed windows to front bay with fitted wooden blinds, limestone working fire place, mood lighting, door to



DINING ROOM

13'0" (3.96m) x 12'2" (3.71m)
Multi functional slide and pivot double glazed doors leading to the garden, skylight windows, archway to



KITCHEN

14'8" (4.47m) x 8'10" (2.69m)
Range of handmade solid oak units with granite worktops, inset sink unit, integrated dishwasher, magic corners, electric double oven, ceramic hob with stainless steel extractor over, American style fridge/freezer, inset spotlights, tiled floor, double glazed window overlooking the garden, door to



UTILITY ROOM

9'11" (3.02m) x 7'0" (2.13m)
Base units and wall cupboards, circular sink unit with plumbed water softener under plumbing for washing machine and tumble dryer, wine fridge, tiled floor, inset spotlights, double glazed window and stable door to the garden, door to the garage/storage

STUDY/ BEDROOM 4

12'11" (3.94m) x 7'10" (2.39m)
Fitted Hammonds desks and cupboards, internet connection, double glazed window to the front with fitted blind



FIRST FLOOR LANDING

Access to loft space with pull down ladder, airing cupboard with radiator and fitted shelving, storage cupboard

BEDROOM 1

13'0" (3.96m) x 12'3" (3.73m)
John Lewis wardrobe cupboards and matching drawers, double glazed window to the front with fitted wooden blind



BEDROOM 2

12'3" (3.73m) x 10'9" (3.28m)
John Lewis wardrobe cupboards, double glazed window to the rear with fitted white shutters



BEDROOM 3

14'6" (4.42m) x 10'2" (3.1m)
Wardrobe cupboards, inset spotlights, double glazed window to the front with fitted wooden blind



BATHROOM

14'0" (4.27m) x 7'0" (2.13m)
Villeroy & Boch white suite with Phillippe Starck taps, panelled bath, separate shower cubicle, wash hand basin with glass shelves under and cupboard over with light and power, low flush wc, heated towel rails, tiled walls and floor, inset spotlights, double glazed windows with fitted white shutters

OUTSIDE

REAR GARDEN

80ft approx.
Large paved patio area with concealed downlighters, mature hedge borders, lawn and shrubs, garden uplighters, garden shed with light and power.
Spacious gated side entrance, further gate to the front.



GARAGE/ STORAGE

14'0" (4.27m) x 7'6" (2.29m)
Cupboard housing Worcester condensing boiler, sink unit, inset spotlights, double doors to the front, door to utility room



OFF STREET PARKING

Ample off street parking to the front for several cars with own drive, concealed lighting, raised flower beds

COUNCIL TAX

Hertsmere Borough Council Tax
Band G

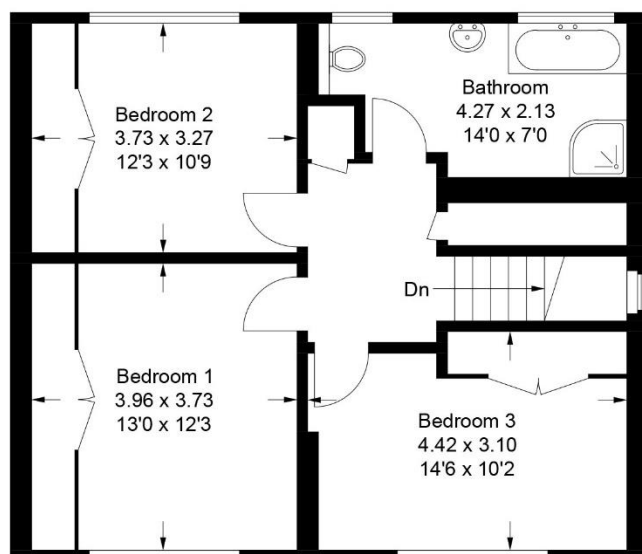




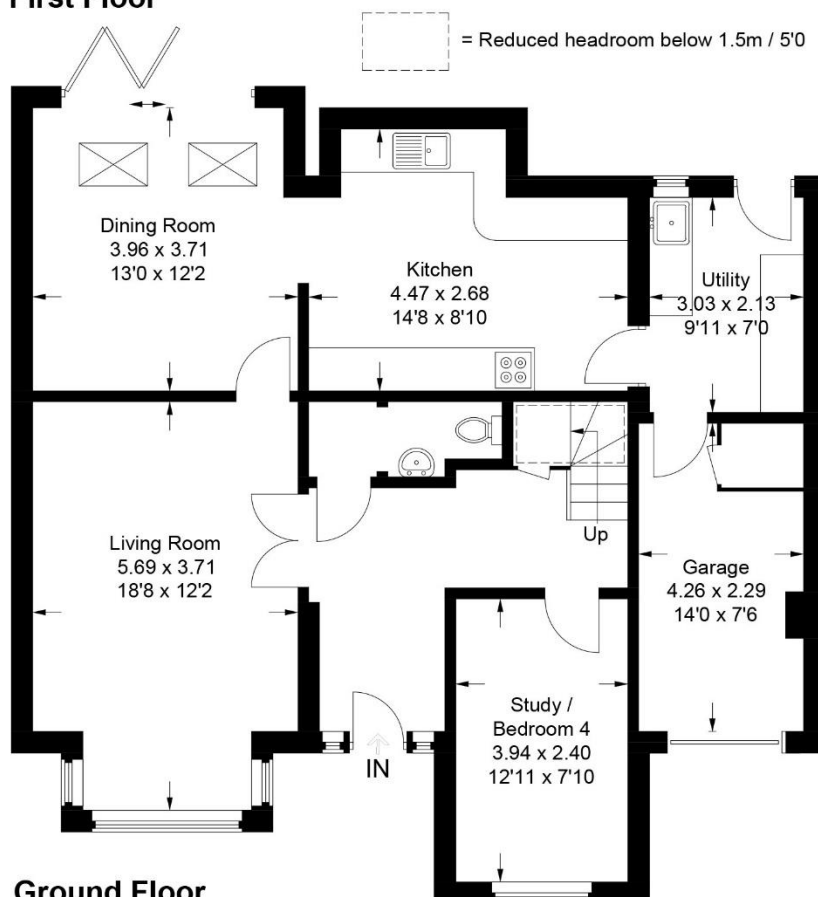


FLOORPLAN

Approximate Gross Internal Area
 Ground Floor = 94.9 sq m / 1,021 sq ft
 First Floor = 61 sq m / 657 sq ft
 Total = 155.9 sq m / 1,678 sq ft
 (Including Garage)



First Floor

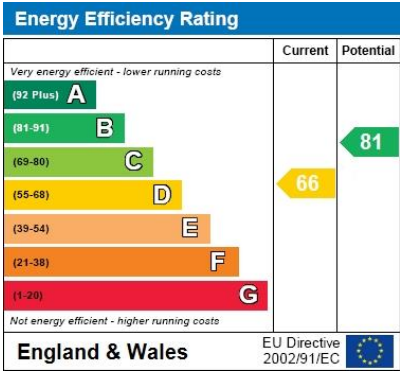


Ground Floor

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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