



17 Finch Lane, Bushey, WD23 3AH

**A SPACIOUS 4 BEDROOM 3 BATHROOM EDWARDIAN FAMILY HOME
WELL MAINTAINED THROUGHOUT & OVERLOOKING THE FIELD
RECEPTION HALL, 2 SEPARATE RECEPTION ROOMS
24' MODERN KITCHEN/ FAMILY ROOM & UTILITY ROOM
2 CLOAKROOMS & LARGE STORE ROOM
BEDROOM 1 WITH EN-SUITE SHOWER ROOM
FURTHER BEDROOM AND FAMILY BATHROOM ON FIRST FLOOR
BEDROOM 3 WITH EN-SUITE SHOWER ROOM
BEDROOM 4 OVERLOOKING THE FIELD ON 2ND FLOOR
GAS CENTRAL HEATING, DOUBLE GLAZING
110' X 43' REAR GARDEN
17' X 13' GARAGE & AMPLE OFF STREET PARKING TO THE FRONT
SOUGHT AFTER LOCATION**

Price £1,200,000 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

RECEPTION HALL

Stained glass front door and side windows, wood flooring, decorative covings and picture rail, staircase to the first floor



RECEPTION ROOM 1

16'0" (4.88m) x 13'9" (4.19m)
Into Bay

Attractive fire place feature, double glazed windows to the front bay overlooking the field



RECEPTION ROOM 2

21'8" (6.6m) x 13'0" (3.96m)
Attractive fire place feature, wood flooring, decorative covings and picture rail, sash windows and door leading to the garden



CLOAKROOM

Tiled floor and part tiled walls, low flush wc, wash hand basin, inset spotlights

WALK-IN STORAGE ROOM

4'6" (1.37m) x 4'6" (1.37m)
Tiled floor

KITCHEN/ FAMILY ROOM

24'6" (7.47m) Max x 14'7" (4.45m) Plus Recess
Spacious modern fitted kitchen with range of base units, drawers and magic corners, matching wall cupboards, Granite working surfaces with inset sink, integrated dishwasher, range cooker with stainless steel extractor over, steam oven and microwave, space for fridge/freezer. central work station with cupboards and wine fridge. large lantern skylight, double glazed windows overlooking the garden and double doors leading outside, tiled floor with under floor heating, ample space for dining table, door to



UTILITY ROOM

10'0" (3.05m) x 5'4" (1.63m)
Inset sink unit, plumbing for washing machine and tumble dryer, tiled floor, inset spotlights, door to garage and door to



CLOAKROOM

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

FIRST FLOOR LANDING

Staircase to second floor, double glazed windows to the front overlooking the field



BEDROOM 1

16'0" (4.88m) x 12'9" (3.89m)
Fire place feature, decorative covings and picture rail, double glazed window overlooking the garden, door to



EN-SUITE

9'8" (2.95m) x 9'0" (2.74m)
Large walk-in shower, wash hand basin with drawers under, low flush wc, ladder radiator, linen cupboard, inset spotlights, tiled walls and floor, double glazed window



BEDROOM 2

16'0" (4.88m) x 11'9" (3.58m)
Fire place feature, decorative covings and picture rail, double glazed window to the front overlooking the field

FAMILY BATHROOM

9'9" (2.97m) x 9'5" (2.87m)
Curved panelled bath with central taps, separate walk-in shower, low flush wc, wash hand basin with drawers under, tiled walls and floor, inset spotlights, ladder radiator, double glazed sash window

SECOND FLOOR LANDING

Double glazed windows overlooking the field to the front



BEDROOM 3

17'9" (5.41m) x 10'5" (3.18m)
Double glazed window overlooking the garden, eaves storage cupboards, door to

EN-SUITE

9'8" (2.95m) x 4'3" (1.3m)
Shower cubicle, wash hand basin with cupboard under, low flush wc, ladder radiator, inset spotlights, tiled floor, skylight window



BEDROOM 4

16'10" (5.13m) x 9'4" (2.84m)
Plus Alcove
Alcove 8'2" x 7' with views over the Field, shelving to eaves.

Double glazed windows



OUTSIDE

REAR GARDEN

110' x 43'
Paved patio area, lawn and shrubs, summer house

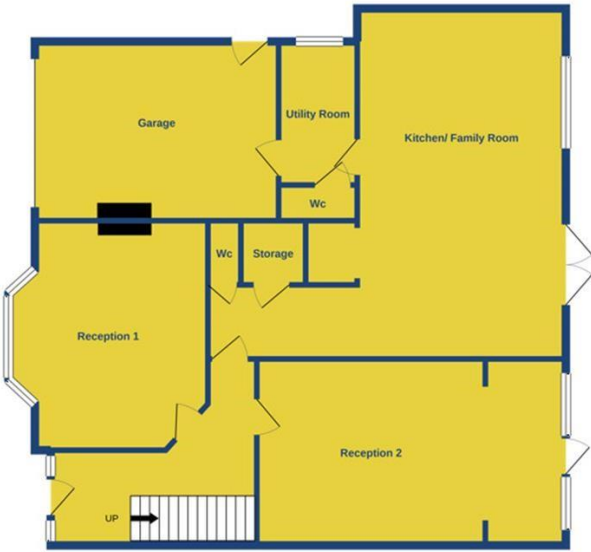


GARAGE

17'0" (5.18m) x 13'4" (4.06m)
Up and over door to the front, light and power, wall mounted gas fired central heating boiler and hot water system, door to the outside and door to utility room

FLOORPLAN

Ground Floor



1st Floor

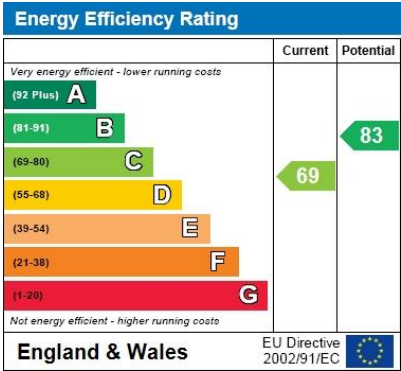


2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE
GRAPH



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