



1a Woodlands Road, Bushey, WD23 2LS

Price £975,000 Freehold

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1a Woodlands Road, Bushey, Hertfordshire, WD23 2LS

- A 4 bed 2 Bath Detached House
- Well Presented Throughout
- Cloakroom
- 29ft Living/ Dining Room
- Bed 1 With Dressing Room & EnSuite
- Off Street Parking
- Close To Bushey Station
- Energy Rating: D

A 4 BEDROOM 2 BATHROOM DOUBLE FRONTED DETACHED HOUSE,
WELL PRESENTED THROUGHOUT,
ENTRANCE HALL, CLOAKROOM, TV/ FAMILY ROOM,
29FT LIVING/ DINING ROOM, KITCHEN,
BEDROOM 1 WITH SEPARATE DRESSING AREA & ENSUITE BATHROOM,
3 FURTHER BEDROOMS, BATHROOM,
GAS CENTRAL HEATING, DOUBLE GLAZING,
REAR GARDEN WITH SUMMER HOUSE TO THE REAR,
OFF STREET PARKING TO THE FRONT,
SITUATED ON A DESIRABLE ROAD IN BUSHEY,
WITHIN EASY REACH OF BUSHEY MAIN LINE STATION.









ENTRANCE HALL

Engineered wood flooring, double doors to living room

CLOAKROOM

Low flush WC, wash hand basin, tiled floor, double glazed window to the side

TV/FAMILY ROOM 15'8" (4.78m) x 7'9" (2.36m)

Double aspect room with double glazed window to front and side, laminate wood flooring, inset spotlights

LIVING/ DINING ROOM 29'2" (8.89m) x 11'10" (3.61m)

Engineered wood flooring, inset spotlights, double glazed windows to the rear, double glazed casement doors to garden

KITCHEN 12'3" (3.73m) x 11'10" (3.61m)

Range of wooden wall and base units, working surfaces, stainless steel sink unit with drainer, eye level Neff double oven, Neff gas hob with extractor hood over, space for fridge freezer, built in Bosch dishwasher and washing machine, built in additional fridge, tiled floor, inset spot lights, double glazed window to the front, double doors leading to the living/ dining room

FIRST FLOOR LANDING

Access to loft via pull down ladder with central heating boiler, utility cupboard with lagged hot water cylinder and immersion heater, space for tumble dryer

BEDROOM 1 16'7" (5.05m) x 10'10" (3.3m)

Fitted wardrobes cupboards, double glazed window to rear, door to

DRESSING AREA

Dressing table unit, door to

ENSUITE BATHROOM

Panelled bath with mixer taps and shower over, glass shower screen, wash hand basin with pedestal, low flush WC, tiled walls and floor, double glazed window to the front

BEDROOM 2 11'7" (3.53m) x 8'8" (2.64m)

Double glazed window to the front, 2 fitted wardrobe cupboards

BEDROOM 3 9'11" (3.02m) x 8'10" (2.69m)

Fitted wardrobes cupboard, double glazed window to the rear

BEDROOM 4 8'10" (2.69m) x 7'6" (2.29m)

Fitted wardrobe cupboards, double glazed window to the rear

BATHROOM

Panelled bath with mixer taps, independent shower over, glass shower screen, vanity unit incorporating wash hand basin and cupboard under low flush WC, tiled walls and floor, double glazed window to the front

OUTSIDE

REAR GARDEN

Patio area, lawn borders, shrubs, outside tap, gated side access, garden shed to side

SUMMER HOUSE/WORKSHOP

At the rear of the garden with light and power

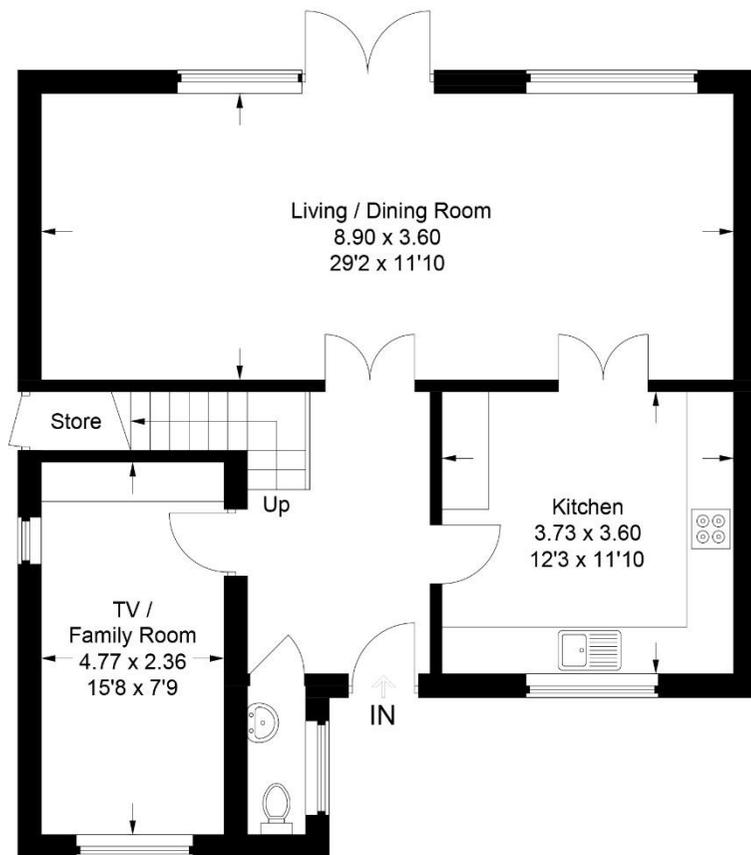
OFF STREET PARKING

To the front of the property via own drive

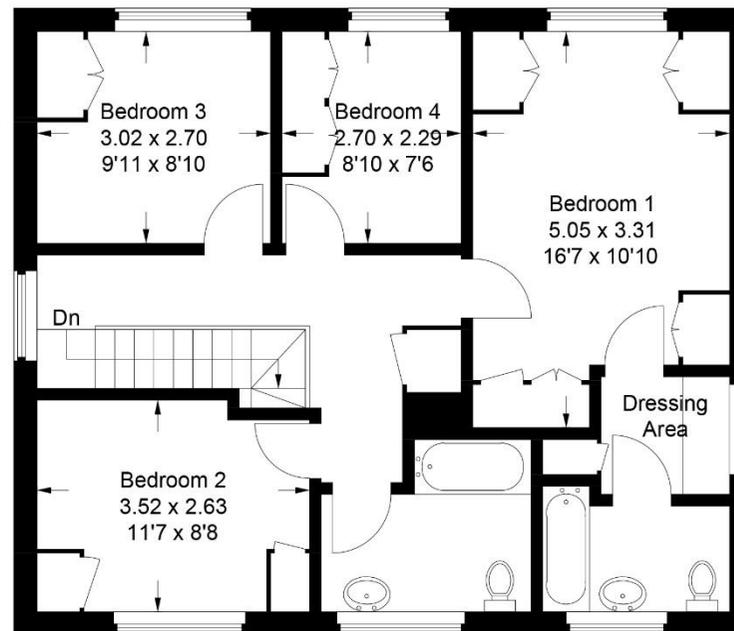
COUNCIL TAX

Hertsmere Borough Council, Tax Band G

Approximate Gross Internal Area
Ground Floor = 73.3 sq m / 789 sq ft
First Floor = 65.9 sq m / 709 sq ft
Total = 139.2 sq m / 1,498 sq ft



Ground Floor



First Floor

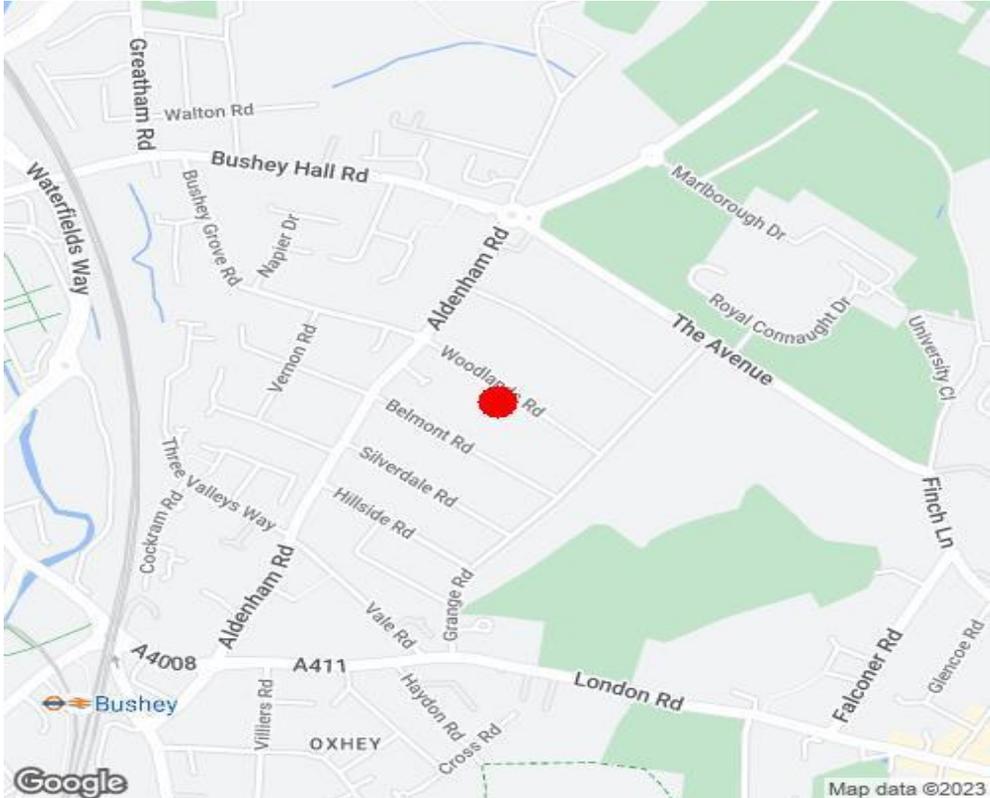
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.