

Ivinghoe Road

Bushey, WD23 4SW



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
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incorporating LANGLEYS

Ivinghoe Road

Bushey, WD23 4SW

£799,950

- Spacious Townhouse
- Four bedrooms Three bathrooms
 - Cloakroom
- Kitchen/breakfast room
 - Lounge/dining room
 - Study
 - Utility room
 - Rear garden
- Communal Swimming Pool & Squash Court
 - Off street parking and EV Charger





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Well-Presented Four-Bedroom, Three-Bathroom Townhouse in the Sought-After 'Four Tubs' Development This beautifully maintained townhouse offers spacious and versatile accommodation, ideally situated close to local shops and excellent transport links. Tastefully modernised by the current owners, the property is presented in immaculate decorative order throughout. Residents also enjoy exclusive access to a communal outdoor swimming pool and squash court, enhancing the appeal of this desirable development.

The ground floor features an inviting entrance hall with a generous storage area, leading to flexible living spaces including a large den/playroom with a shower room and WC, a music room, and a home gym and spacious store room, This adaptable layout could easily be converted into a self-contained apartment — perfect for elderly relatives, guests, or teenagers seeking additional privacy.

On the first floor, a contemporary fitted kitchen and cloakroom complement a bright and spacious 24' lounge/dining room, with doors opening onto the rear garden — ideal for entertaining. A study/bedroom four offers the perfect home office or an extra bedroom as required.

The second floor comprises a principal bedroom with an En-suite shower room, two further double bedrooms, a utility room, store cupboard and a modern family bathroom, providing ample space for comfortable family living.

Externally, the property benefits from off-street parking for two to three vehicles with an electric vehicle charger, and a low-maintenance rear garden, ideal for outdoor relaxation.



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Music room
13'5" x 7'4" (4.09m x 2.24m)

Gym
11'3" x 7'11" (3.43m x 2.41m)

Den
15'1" x 11'3" (4.60m x 3.43m)

Store Room
10'8" x 9'1" (3.25m x 2.77m)

Lounge/dining room
24'3" x 11'11" (7.40 x 3.64)

Kitchen
13'6" x 8'10" (4.11m x 2.69m)

Bedroom Four/study
12'10" x 7'7" (3.91m x 2.31m)

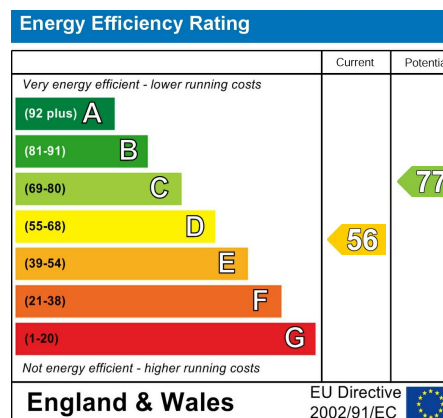
Bedroom One
15'1" x 12' (4.60m x 3.66m)

Bedroom Two
12'1" x 11'4" (3.70 x 3.47)

Bedroom Three
12' x 10'6" (3.66m x 3.20m)

Utility room
7'10" x 3'11" (2.40 x 1.2)

Total area: approx. 169.2 sq. metres (1821.4 sq. feet)



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