



The Rutts, Bushey Heath, Bushey
Bushey



**BENJAMIN
STEVENS**
estate agents **exp**

Offers Over
£975,000

A beautifully presented bright and spacious THREE/FOUR BEDROOM, THREE BATHROOM, TWO/THREE RECEPTION ROOM DETACHED HOUSE - CHALET BUNGALOW STYLE situated on a sought after tree lined residential road in the heart of Bushey Heath, conveniently located and within walking distance to all local shopping and transport facilities & within a great catchment area for all local schools. The property is being offered in excellent decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Central Heating With New Gas Boiler, Spacious Entrance Hall, Downstairs Guest Shower Room, Lounge/Dining Room, Newly Decorated Conservatory With Air Conditioning & Electric Blinds, Fully Fitted Modern Kitchen/Breakfast Room, Bedroom Two/Family Room (Downstairs), Bedroom One (Upstairs) With En-Suite Bathroom, Bedroom Three With En-Suite Cloakroom, Bedroom Four/Office With Large Storage Cupboards, Secluded Rear Garden, Single Garage Approached Via Own Driveway With Off Street Parking For Several Cars.

POTENTIAL TO EXTEND STPP

This is a freehold property. Council Tax Band F £3,148 per annum. As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.







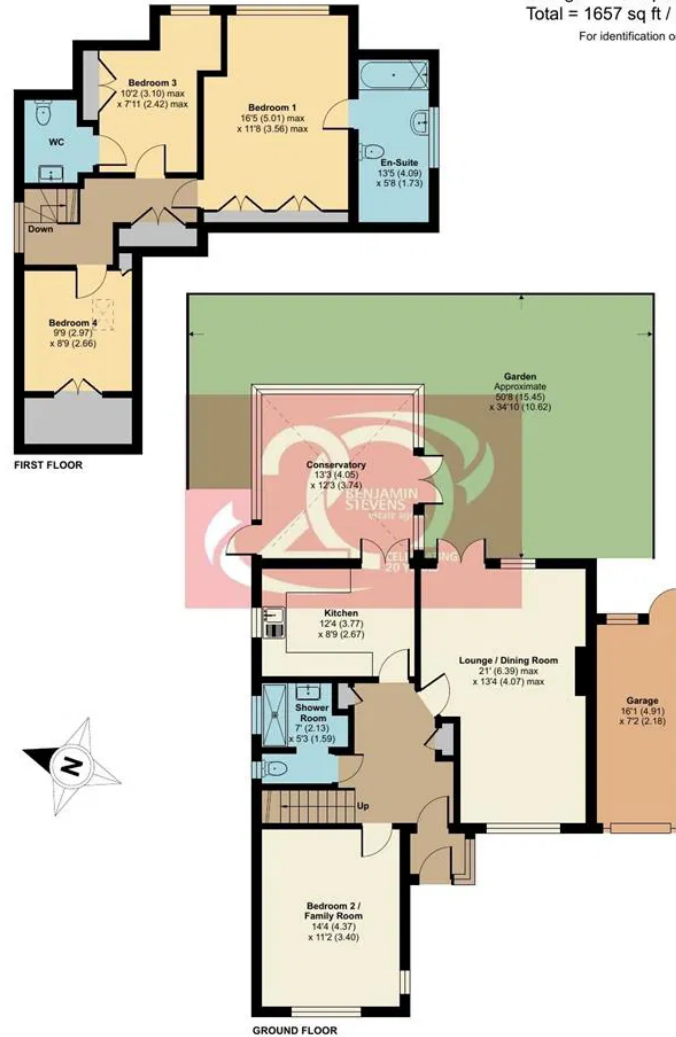
The Rutts, Bushey Heath, Bushey, WD23

Approximate Area = 1542 sq ft / 143.2 sq m

Garage = 115 sq ft / 10.6 sq m

Total = 1657 sq ft / 153.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Benjamin Stevens. REF: 1253428

benjaminstevens.co.uk

Benjamin Stevens Estate Agents Limited Company Number 15143871 VAT number 464152108
Registered office: 194 Station Road, Edgware, England, HA8 7AT
Frederick George (Management Services) Ltd is an appointed representative of St Giles Insurance and Finance Services Limited which is authorised and regulated by the Financial Conduct Authority.

BUSHEY HEATH OFFICE

59 High Road, Bushey Heath, Herts, WD23 1EE

0208 950 7777