



Victoria Road, Bushey

Guide Price £525,000

proffitt
& holt





Victoria Road

Bushey

Situated within the heart of a picturesque village, this delightful 2-bedroom terraced house exudes quintessential charm with its chocolate box exterior. Beyond the charming facade lies a warm and inviting home that seamlessly combines traditional features with modern comforts. One of the key highlights of this property is its proximity to the sought-after St Margaret's school which is located directly opposite as well as St Hilda's school and Merry Hill Primary school which are both within walking distance.

The spacious sitting/dining room welcomes you with its wooden floors and large Bay window, creating a cosy atmosphere that is further enhanced by the feature fireplace as the focal point of the room. Tastefully decorated throughout, the property exudes a sense of homely serenity that is sure to appeal to those seeking a tranquil retreat.

The cottage-style fitted kitchen is well-equipped and provides a practical yet charming space to entertain and is as functional as it is inviting. There is a natural dining area at the rear of the kitchen, with space for table and chairs space and double doors opening into the garden.

On the first floor, there are two double bedrooms and a large, stylish family bathroom with wooden panels.

A real bonus is that this property benefits from planning permission granted for a loft conversion, providing an opportunity for future expansion and further development whilst creating a master bedroom with an en-suite.

In conclusion, this charming terraced house presents a unique opportunity to own a characterful home in a highly desirable location. With its blend of traditional charm and modern amenities, as well as the potential for future expansion, this home is ready to welcome new owners looking for a place to create lasting memories and enjoy the comforts of village life.



Victoria Road

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Bushey is a much sought-after location and is conveniently located for numerous highly regarded outstanding primary and secondary schools, local shops and amenities including Aldenham Golf & Country Club, Aldenham Park, Oxhey Park, and Bushey mainline train station. Comprehensive shopping amenities are catered for at the Atria Watford Shopping & Leisure Centre. For the road commuter, the A41 is within a few miles, the M1 is accessible at Junctions 4 and 5 and the M25 at Watford, at Junction 19 or 20, connecting to the national motorway network.

Council Tax Band: D / Tenure: Freehold / EPC-EER: C

- Character Cottage
- Two Bedrooms
- Tastefully Decorated Throughout
- Located Opposite St Margaret's School and Close to St Hilda's School
- Family Bathroom on the First Floor
- Enclosed Rear Garden
- Spacious Sitting/Dining Room
- Feature Cosy Fireplace
- Planning Permission Granted for a Loft Conversion adding a Master Bedroom and Ensuite





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

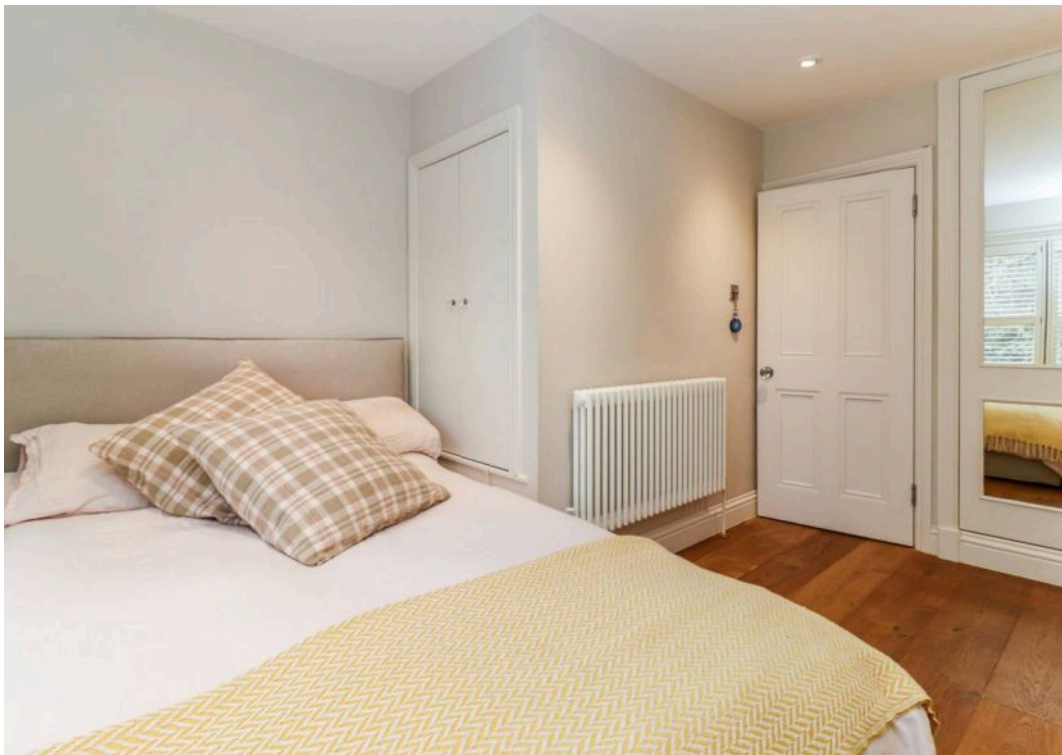
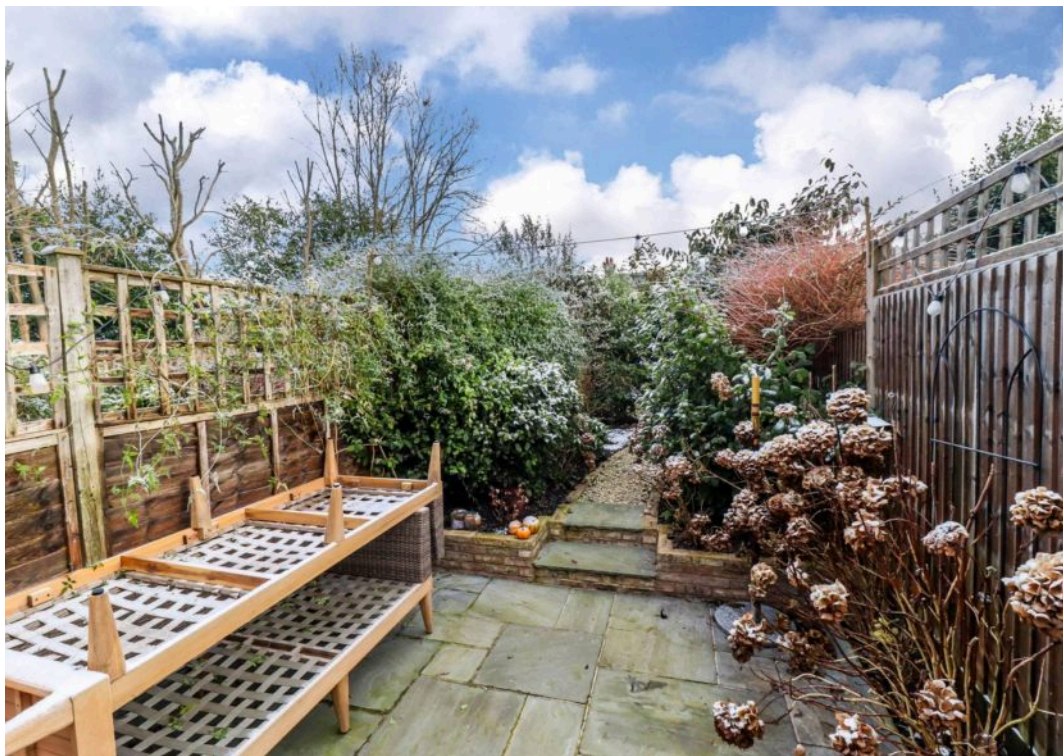
Services

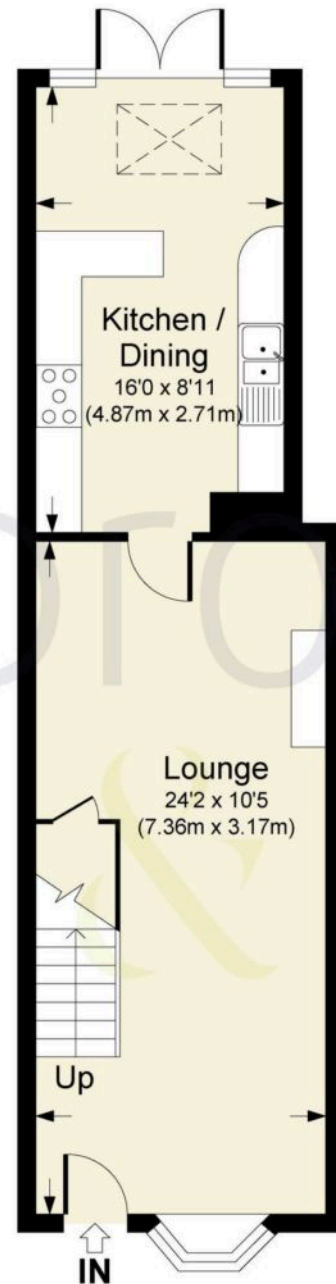
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

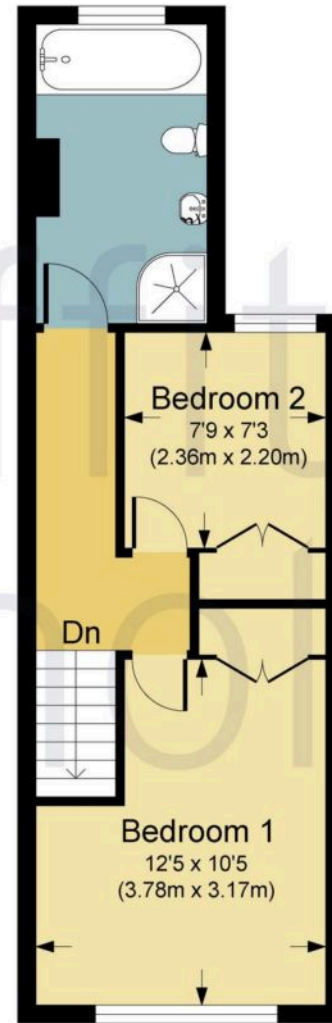
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



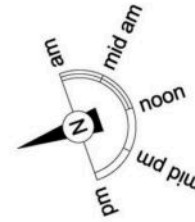




Ground Floor



First Floor



VICTORIA ROAD WD23

APPROX. GROSS INTERNAL FLOOR AREA 719.24 SQ FT / 66.82 SQ M.
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Proffitt & Holt – Watford

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