



**BENJAMIN
STEVENS.**
estate agents



The Rutts, Bushey WD23 1LJ

Offers In Excess Of £1,000,000

A beautifully presented bright and spacious THREE/FOUR BEDROOM, THREE BATHROOM, TWO/THREE RECEPTION ROOM DETACHED CHALET BUNGALOW 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

The Rutts, Bushey WD23 1LJ

Exterior:



Lounge/Dining Room:



Family Room/Bedroom Two:



Guest Shower Room:



Lounge/Dining Room:



Kitchen:



The Rutts, Bushey WD23 1LJ

Kitchen:



Bedroom One:



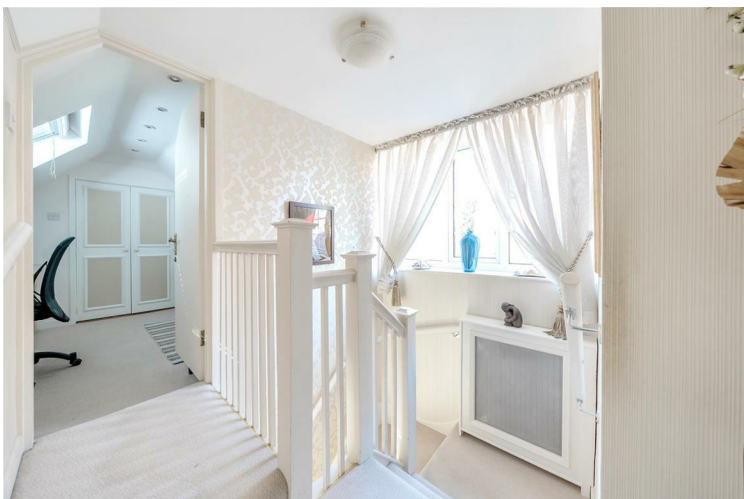
Conservatory:



Bedroom One:



Stairs & First Floor Landing:



En Suite Bathroom:



The Rutts, Bushey WD23 1LJ

Bedroom Three:



Bedroom Four:



Bedroom Three:



Garden:



En Suite Cloakroom:



Exterior Rear:



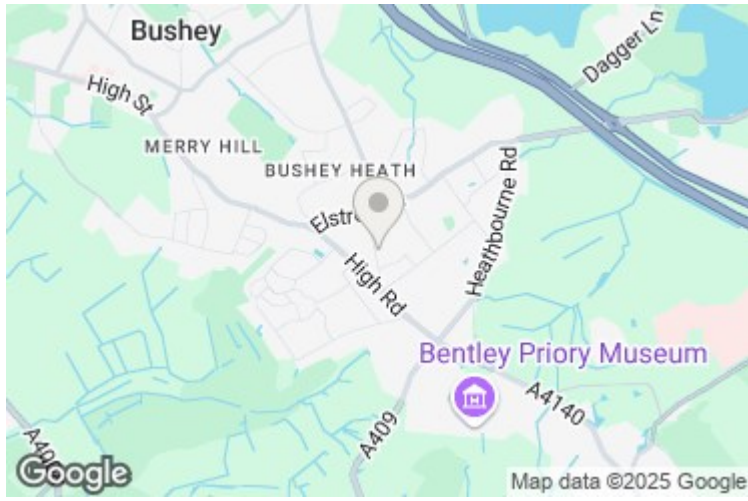
Tenure:

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 WD23 1LJ



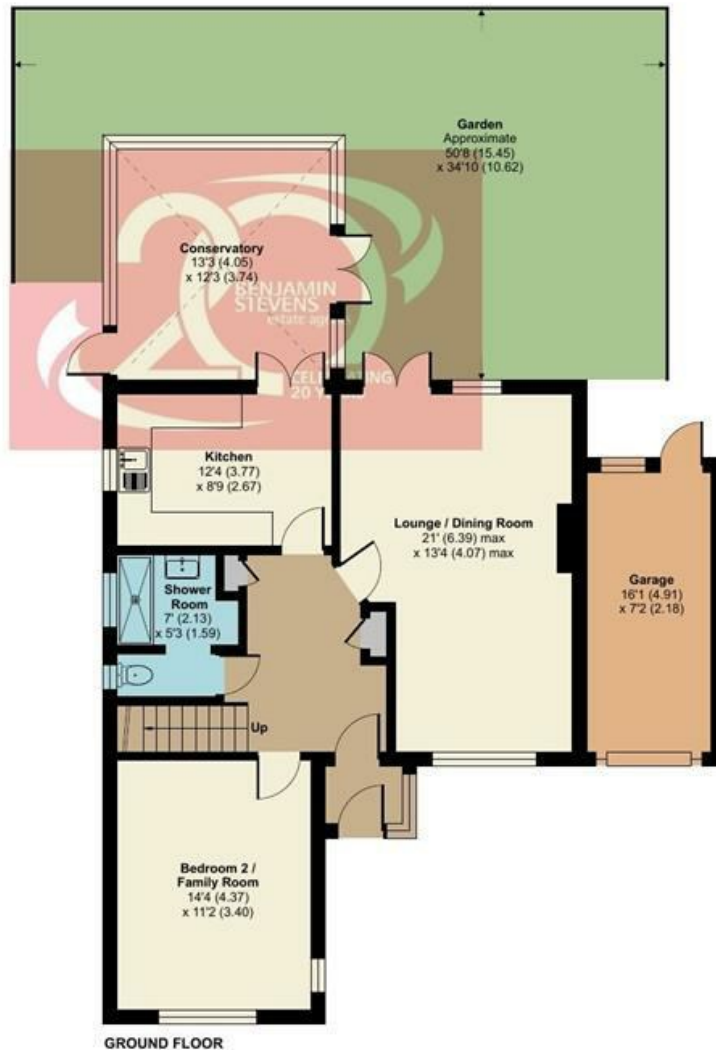
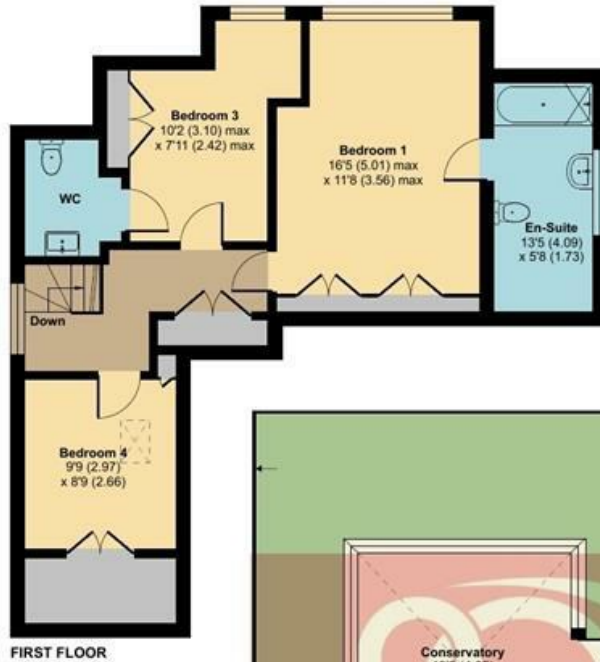
The Rutts, Bushey Heath, Bushey, WD23

Approximate Area = 1542 sq ft / 143.2 sq m

Garage = 115 sq ft / 10.6 sq m

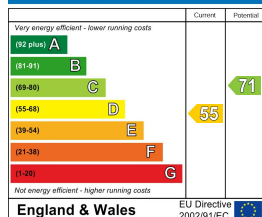
Total = 1657 sq ft / 153.8 sq m

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

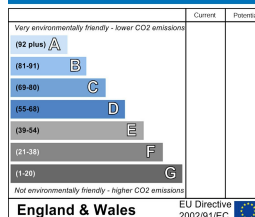
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC