



**BENJAMIN
STEVENS.**
estate agents



The Rutts, Bushey WD23 1LJ

Asking Price £1,000,000

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

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Exterior:



Lounge/Dining Room:



Family Room/Bedroom Two:



Guest Shower Room:



Lounge/Dining Room:



Kitchen:



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Kitchen:



Bedroom One:



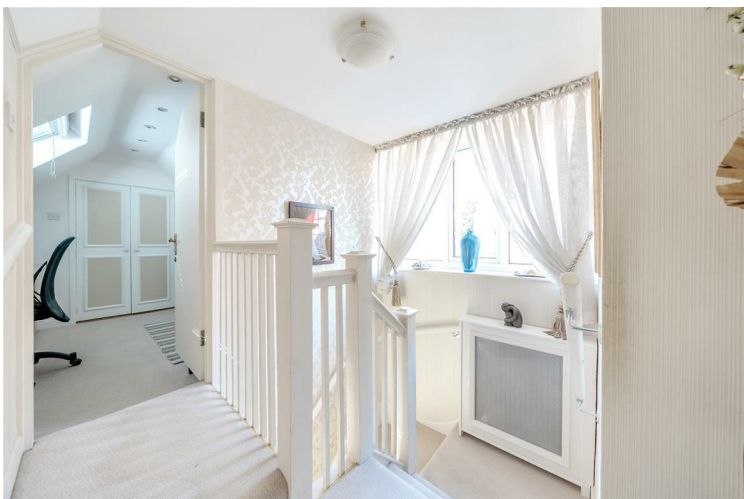
Conservatory:



Bedroom One:



Stairs & First Floor Landing:



En Suite Bathroom:



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Bedroom Three:



Bedroom Four:



Bedroom Three:



Garden:



En Suite Cloakroom:



Exterior Rear:



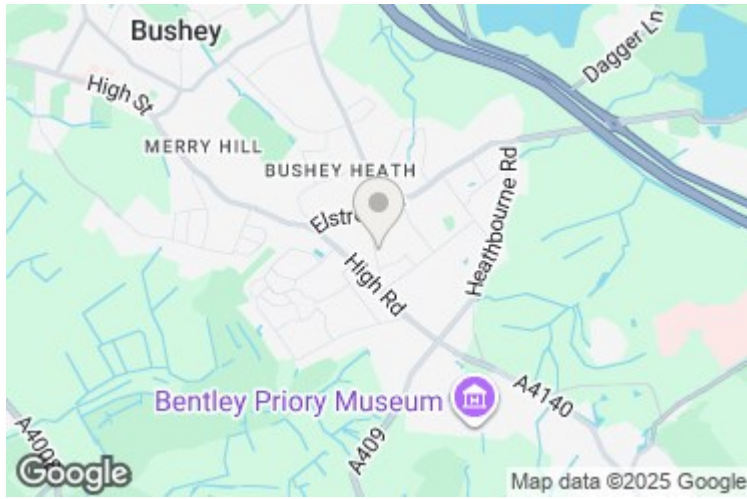
Tenure:

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.

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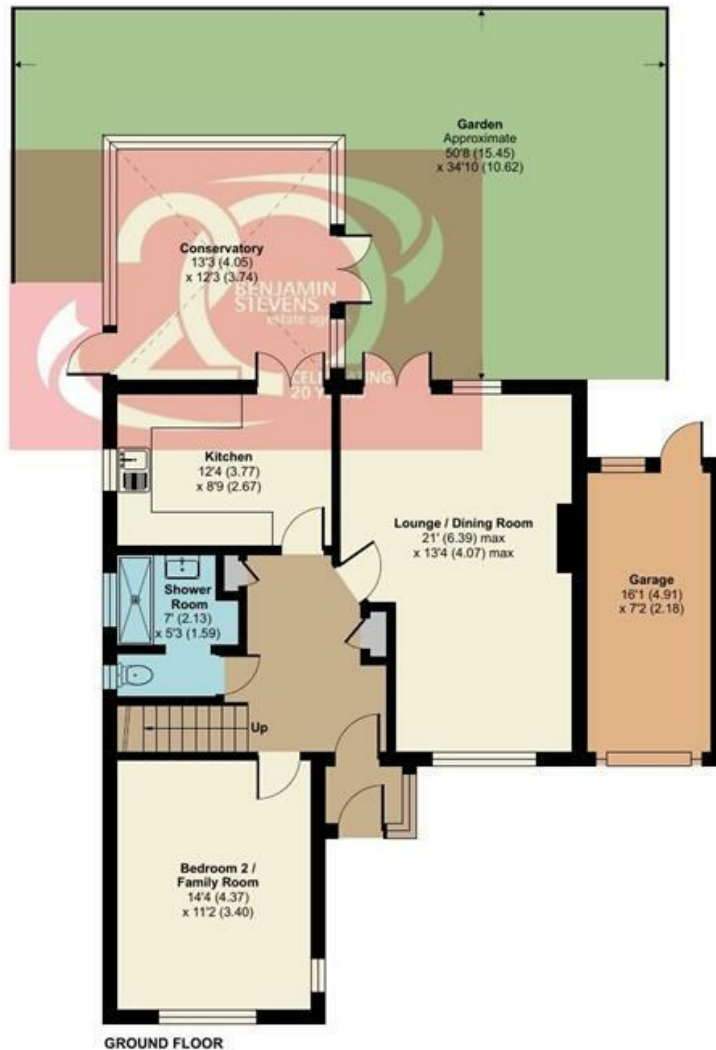
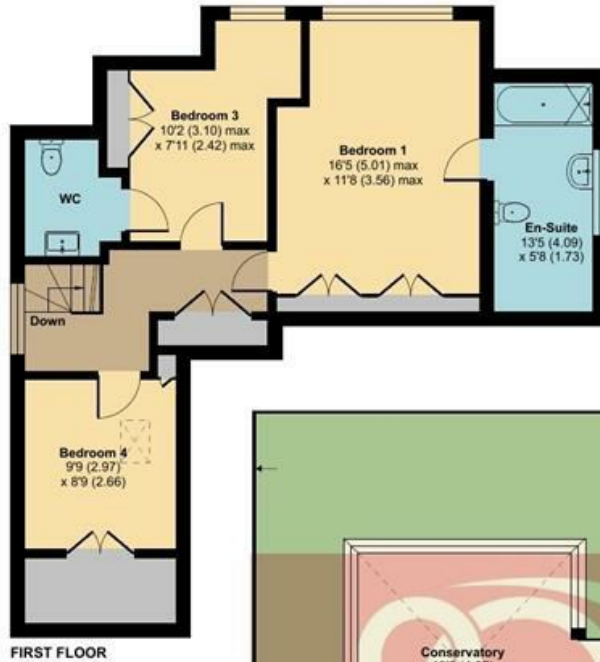
The Rutts, Bushey Heath, Bushey, WD23

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	