



## Nightingale Road, Bushey WD23 3NJ

### Offers In Excess Of £1,050,000

A beautifully presented bright and spacious FIVE BEDROOM, THREE BATHROOM, FOUR RECEPTION ROOM DETACHED FAMILY RESIDENCE situated in the heart of Bushey Village, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Replacement Double Glazed Windows, Gas fired Heating To Radiators, Spacious Entrance Hall, Family Room, Lounge/Dining Room, Study, Playroom/Bedroom Two With En Suite Shower Room, Fully Fitted Kitchen/Breakfast Room, Bedroom One With En Suite Shower Room, Three Further Bedrooms, Family Bathroom, Rear Garden, Off Street Parking.



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**Exterior:**



**Lounge/Dining Room:**



**Family Room:**



**Lounge/Dining Room:**



**Study:**



**Lounge/Dining Room:**





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**Playroom/Bedroom Two:**



**Kitchen/Breakfast Room:**



**En Suite Shower Room:**



**Bedroom One:**



**Kitchen/Breakfast Room:**



**Bedroom One:**





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**En Suite Shower Room:**



**Bedroom Five:**



**Bedroom Three:**



**Family Bathroom:**



**Bedroom Four:**



**Garden:**



**Exterior Rear:**



**Tenure:**

This is a freehold property.

Council Tax Band G which is currently £3,632 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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Approximate Area = 1815 sq ft / 168.6 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 1893 sq ft / 175.8 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: 1265431

