



**BENJAMIN  
STEVENS.**  
estate agents



**Ivinghoe Road, Bushey WD23 4SW**

**Offers In Excess Of £799,950**

An extended bright and spacious THREE BEDROOM, TWO BATHROOM, FAMILY HOME situated on a sought after residential road in the heart of Bushey, conveniently located for all local shopping and transport facilities.

The property is being offered in excellent decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Spacious Reception Entrance Hall, Lounge/Dining Room, Fully Fitted Kitchen/Breakfast Room, Bedroom One With En Suite Shower Room, Two Further Bedrooms, Family Bathroom, Secluded Rear Garden, Integral Double Garage Approached Via Own Carriage Driveway With Off Street Parking For Several Cars, Communal Swimming Pool & Squash Court.

THE PROPERTY HAS THE ADDED BENEFIT FROM HAVING THE POTENTIAL TO EXTEND STPP



# Ivinghoe Road, Bushey WD23 4SW

**Exterior:**



**Lounge/Dining Room:**



**Reception/Entrance Hall:**



**Lounge/Dining Room:**



**Entrance Hall/Guest Cloakroom:**



**Lounge/Dining Room:**





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**Lounge/Dining Room:**



**Kitchen/Breakfast Room:**



**Lounge/Dining Room:**



**Bedroom One:**



**Kitchen/Breakfast Room:**



**En Suite Shower Room:**





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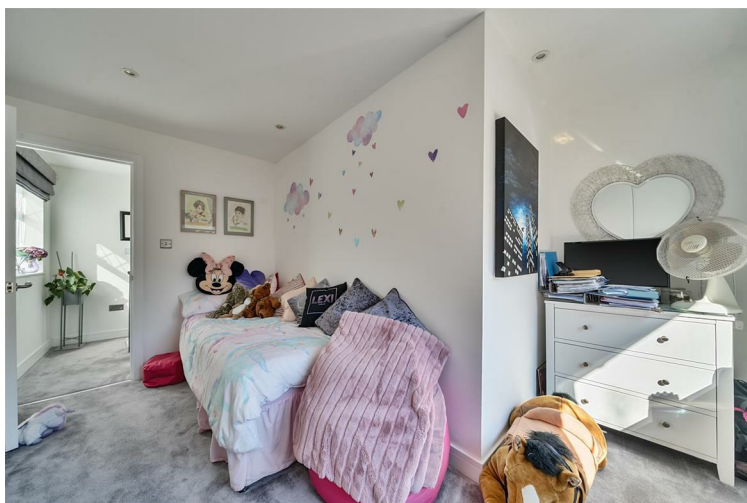
**Bedroom Two:**



**Garden:**



**Bedroom Three:**



**Garden:**



**Famiy Bathroom:**



**Garden:**





## Ivinghoe Road, Bushey WD23 4SW

### Exterior Rear:



### Exterior Front:



### Communal Swimming Pool & Squash Court:



### 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.

# Ivinghoe Road, Bushey, WD23

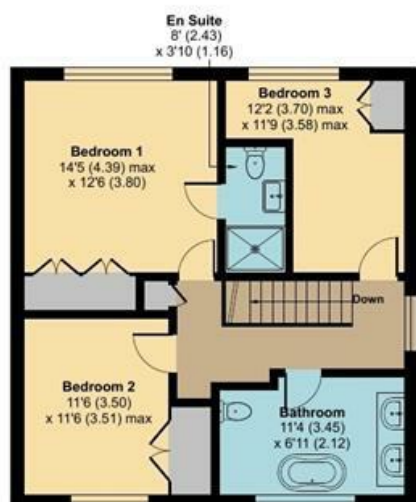
Approximate Area = 1277 sq ft / 118.6 sq m

Garage = 253 sq ft / 23.5 sq m

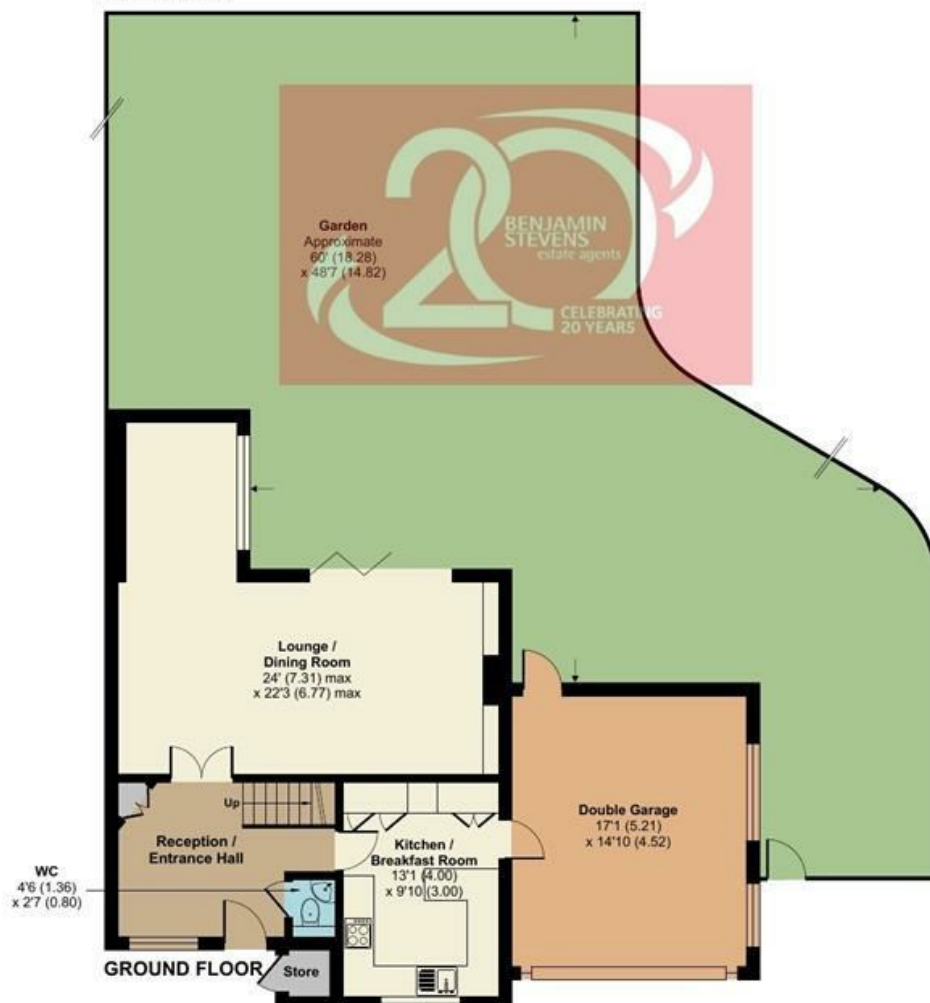
Outbuilding = 8 sq ft / 0.7 sq m

Total = 1538 sq ft / 142.8 sq m

For identification only - Not to scale



FIRST FLOOR

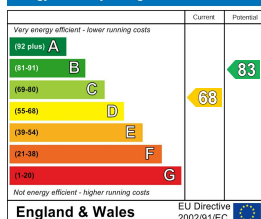


GROUND FLOOR



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: 1271457

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

