



148 Merry Hill Road, Bushey – WD23 1DE  
£395,000





Full of charm and character, this delightful cottage offers an appealing lifestyle in the highly desirable Merry Hill area. Thoughtfully improved while retaining its rustic appeal, the property showcases attractive period features including exposed brickwork and sash windows, complemented by modern day comforts. The welcoming accommodation includes a cosy living room with a feature fireplace, a stylish fitted kitchen and a ground floor shower room. Upstairs, the impressive 18ft bedroom provides a unique and relaxing retreat, enhanced by a vaulted ceiling, exposed beams and characterful brickwork.

Outside, the rear garden is predominantly laid to lawn, creating an ideal space for outdoor relaxation and entertaining. Perfectly positioned within easy reach of well regarded schools and the open green spaces of Merry Hill Fields, the property enjoys a peaceful setting while remaining conveniently connected to local amenities. Further benefits include gas central heating with a newly installed boiler in 2025 and the added advantage of being offered for sale with no upper chain.





- Charming One Bedroom Mid Terrace Cottage
- Full of Character
- Newly Fitted Kitchen
- Bedroom With Vaulted Ceiling
- Sash Windows/ Exposed Brickwork
- New Boiler (2025)
- Sought After Location of Merry Hill
- No Upper Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D









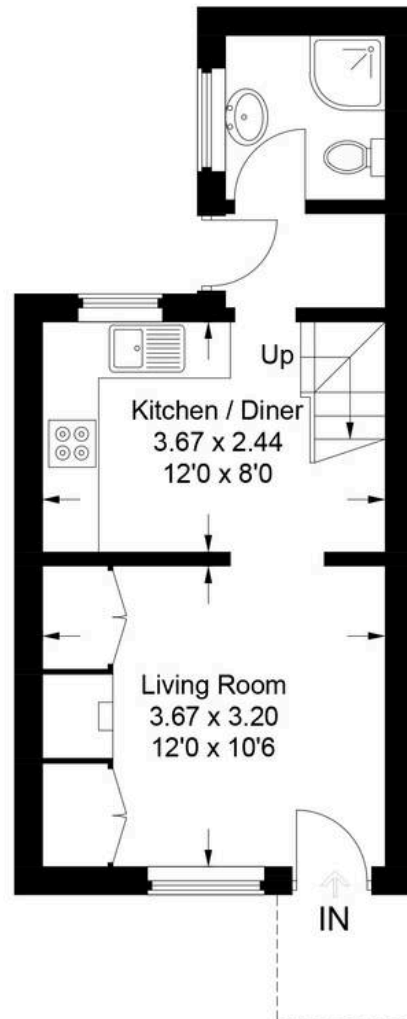




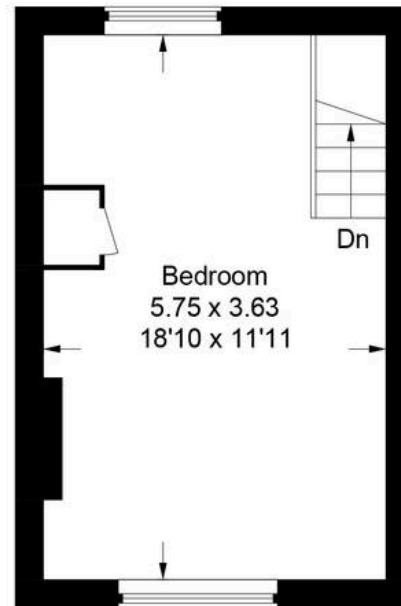


# Merry Hill Road

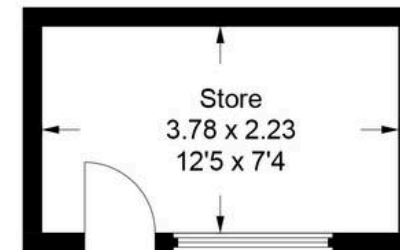
Approximate Gross Internal Area  
Ground Floor = 26.6 sq m / 286 sq ft  
First Floor = 21.2 sq m / 228 sq ft  
Total = 47.8 sq m / 514 sq ft  
(Excluding Store)



**Ground Floor**



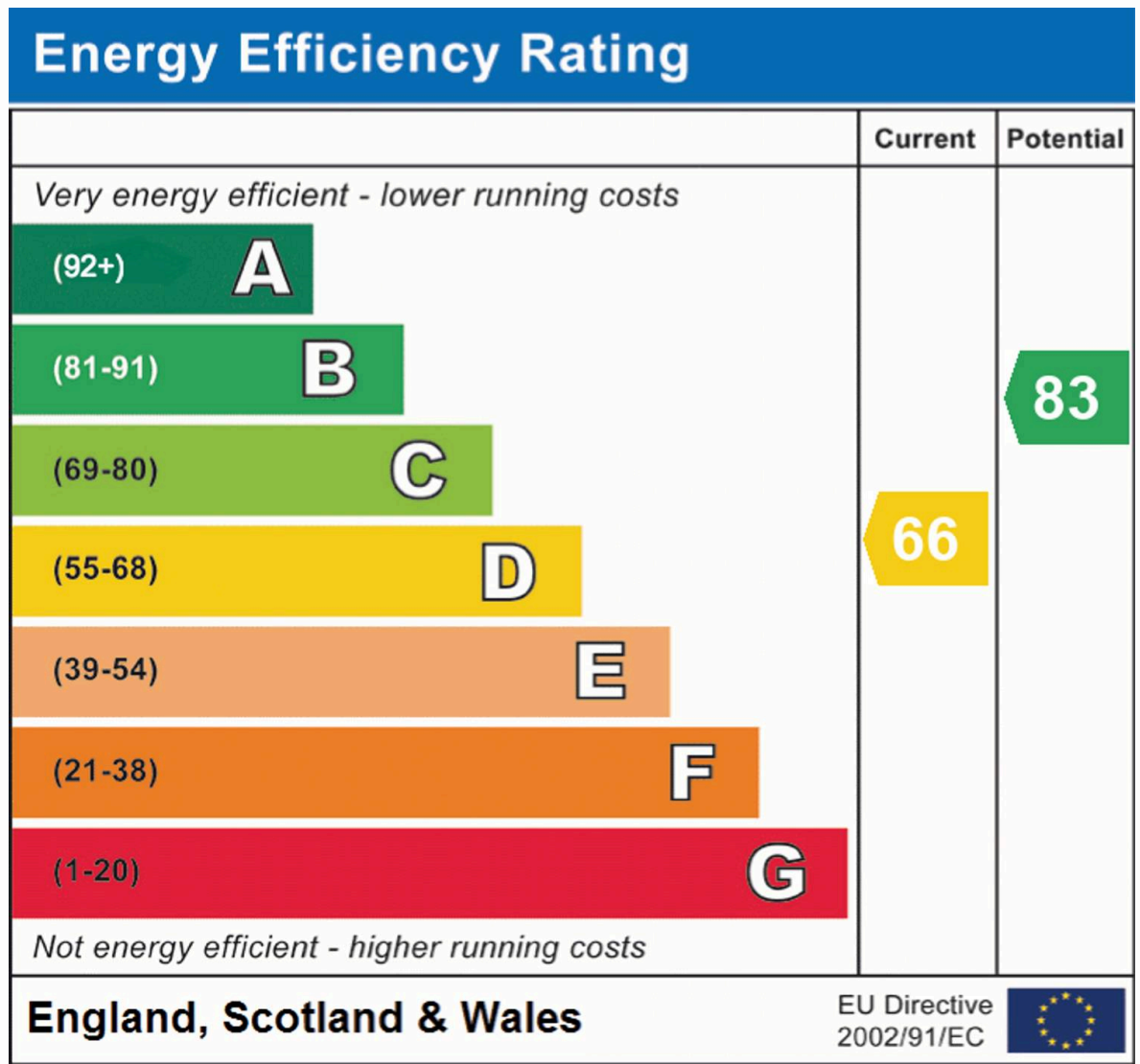
**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Churchills – Bushey

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