



47a Melbourne Road, Bushey – WD23 3LT

Offers Over £625,000

 ChurchillsBushey



Built in 2013, this modern 4 bedroom, 3bathroom semi detached home offers well presented accommodation arranged over three floors. The property welcomes you with an inviting entrance hall and a convenient downstairs WC, leading through to a contemporary fitted kitchen and a 18ft living/dining room with double glazed doors opening directly onto the garden, perfect for both everyday living and entertaining. The first floor comprises three well proportioned bedrooms, including one with an en-suite shower room, as well as a stylish family bathroom. The recently converted loft provides an additional generous bedroom with its own en-suite shower room and ample eaves storage. Outside, the property benefits from a private rear garden that is not overlooked, creating a peaceful outdoor retreat. There is also a garage, detached from the house and accessed via a shared driveway, with permission to park in front. Ideally situated within walking distance of Bushey High Street, the home enjoys easy access to a variety of shops, restaurants, convenient bus routes and local schools



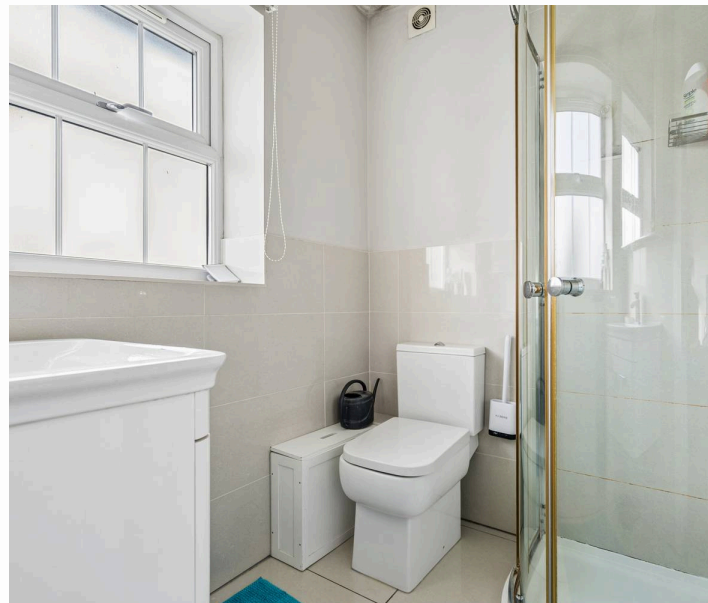


- 4 Bedroom 3 Bathroom Semi Detached House
- Well Presented
- Downstairs WC
- Loft Conversion
- Private Rear Garden
- Garage & Off Street Parking
- Close To Bushey High Street

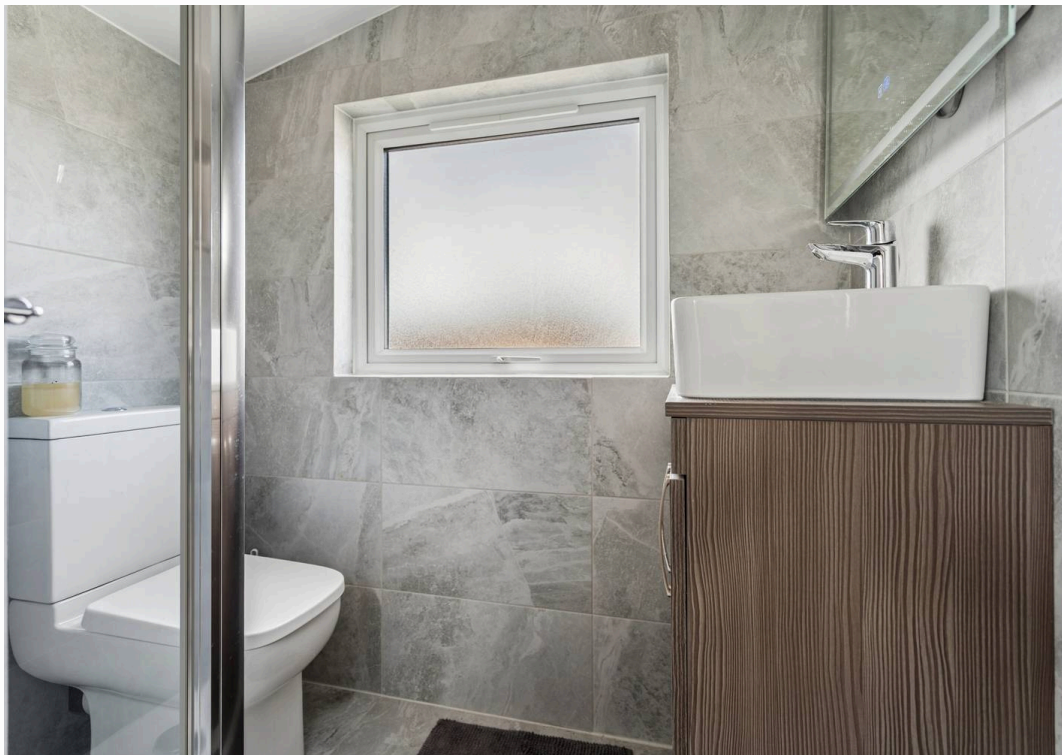
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







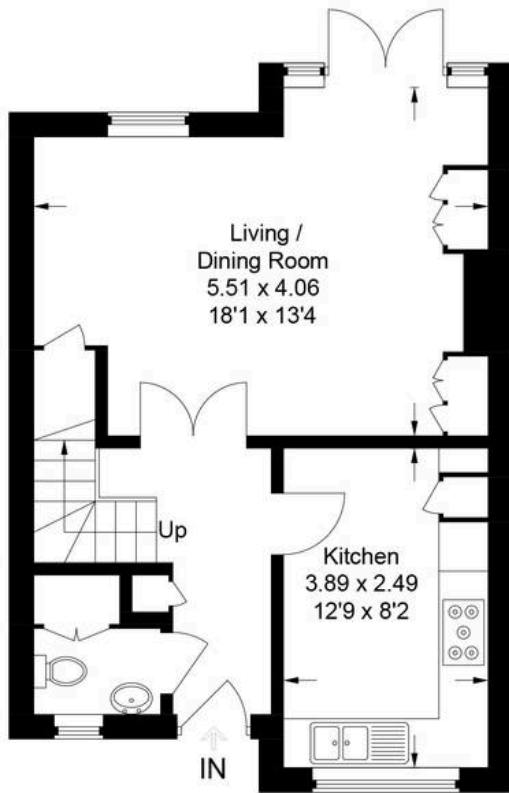




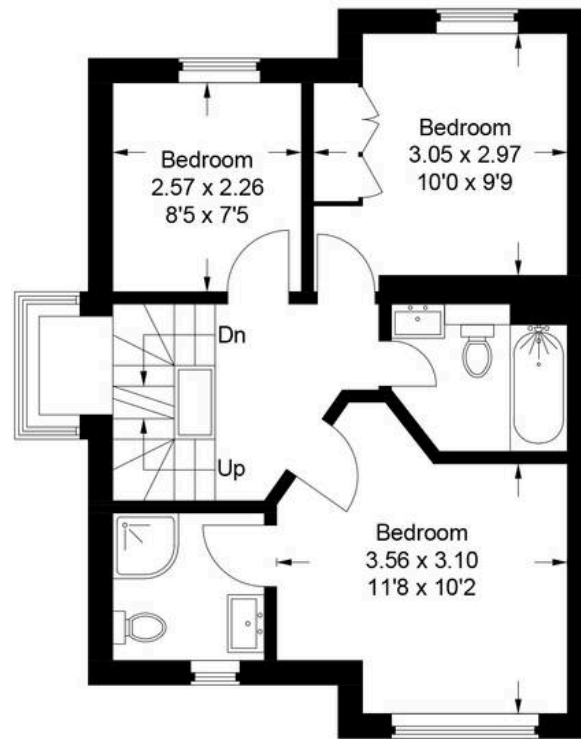


Melbourne Road

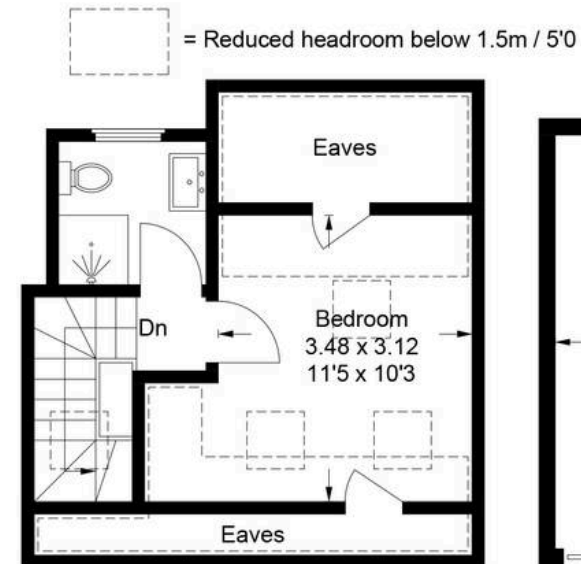
Approximate Gross Internal Area
 Ground Floor = 42.6 sq m / 458 sq ft
 First Floor = 42.2 sq m / 454 sq ft
 Second Floor = 20.0 sq m / 215 sq ft
 (Excluding Eaves)
 Garage = 14.9 sq m / 160 sq ft
 Total = 119.7 sq m / 1,287 sq ft



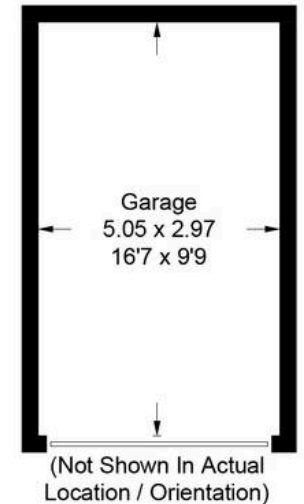
Ground Floor



First Floor

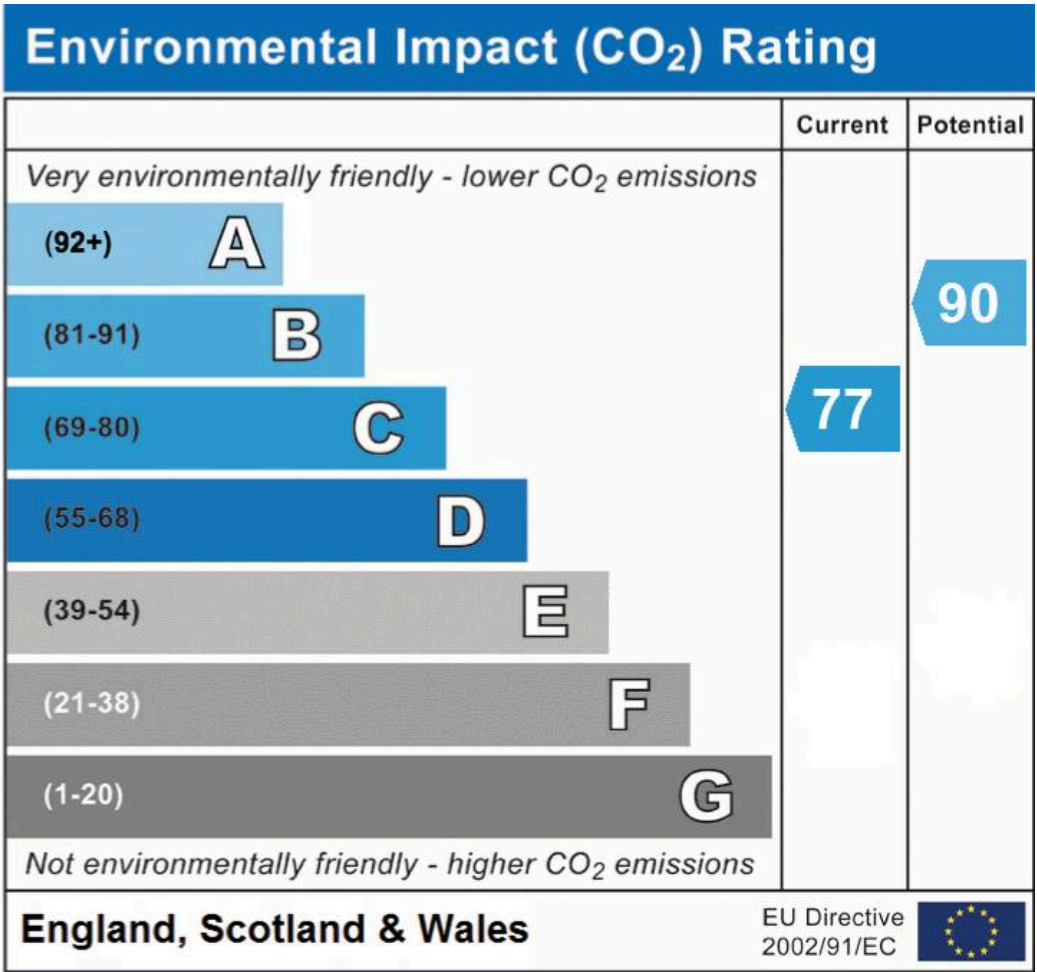
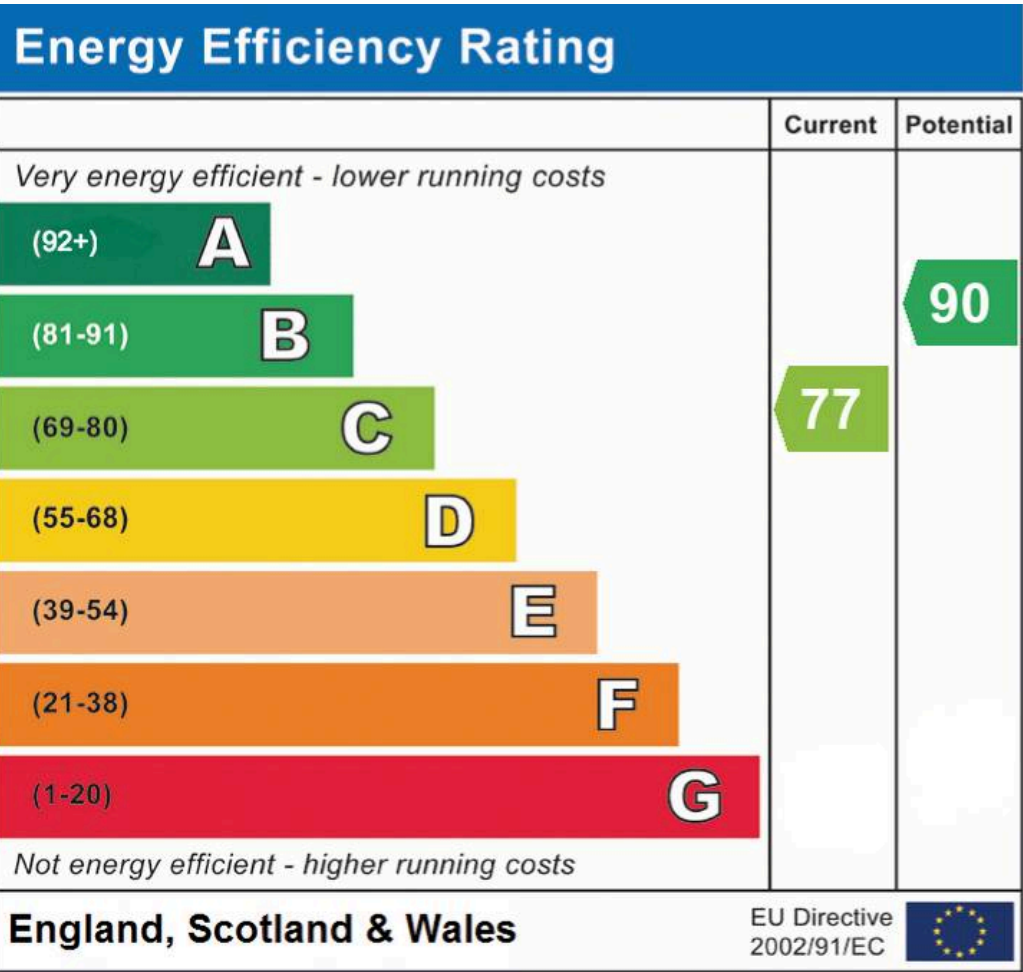


Second Floor



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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