



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





Tucked away in the sought after area of Merry Hill, this charming one bedroom end of terrace cottage offers a perfect blend of character, comfort, and modern updates. Recently renovated, including a new kitchen and boiler installed in 2025, the property has been thoughtfully improved while retaining its unique rustic appeal, with features such as exposed brickwork, sash windows, and original fireplaces. The welcoming living room boasts a bay window and feature fireplace, while the separate dining room flows openly into the fitted kitchen, creating a warm and sociable living space. Upstairs, there is a spacious double bedroom and bathroom, ideal for first time buyers or those seeking a cosy retreat. Outside, the south facing rear garden provides a private and sunny space to relax, complete with a useful outbuilding suitable for storage or a workshop. Ideally positioned close to well regarded schools and the open green spaces of Merry Hill Fields, this delightful home is offered with no upper chain.



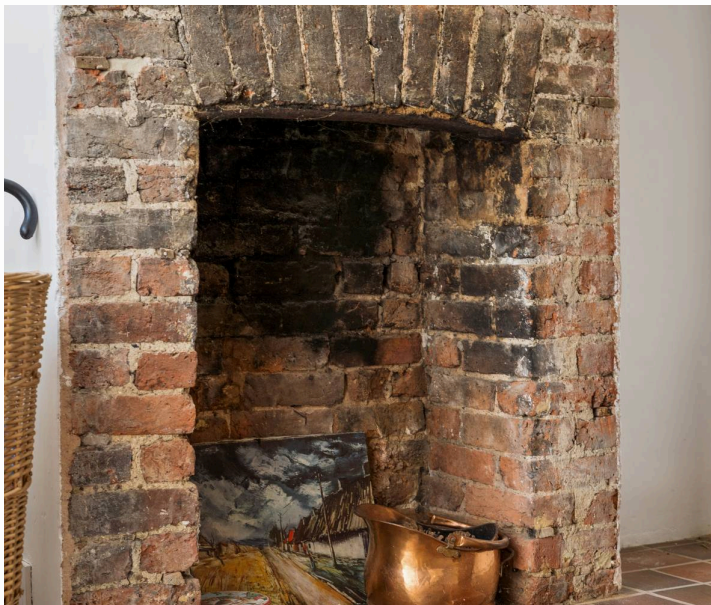


- Charming One Bedroom End Of Terrace Cottage
- Full Of Character & Rustic Charm
- Brickwork Fireplaces/ Sash Windows
- Two Separate Reception Rooms
- New Boiler (2025)
- South Facing Rear Garden
- Sought After Location In Merry Hill
- No Upper Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D











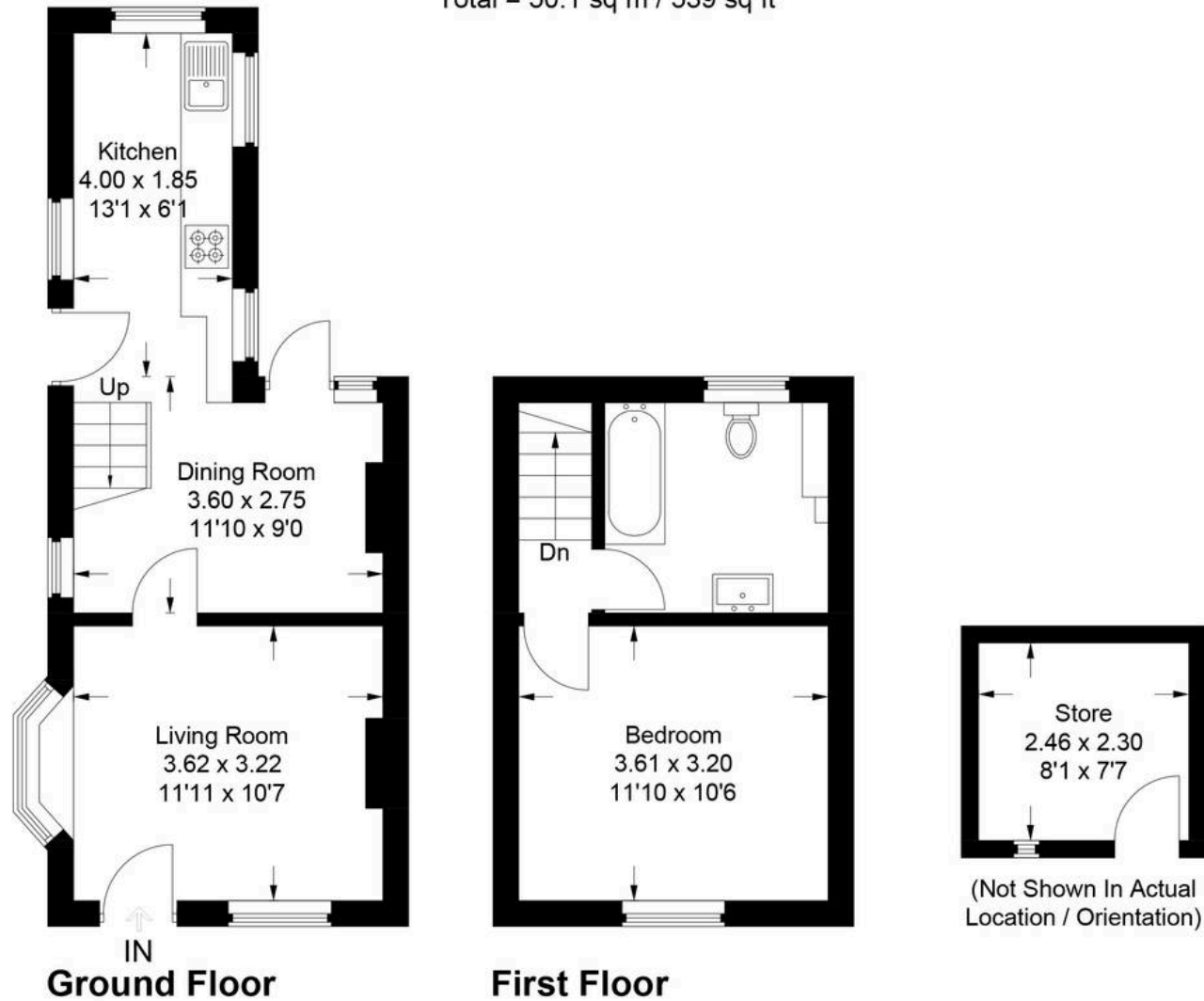
Merry Hill Road, Bushey

Approximate Gross Internal Area
(Excluding Store)

Ground Floor = 29.2 sq m / 314 sq ft

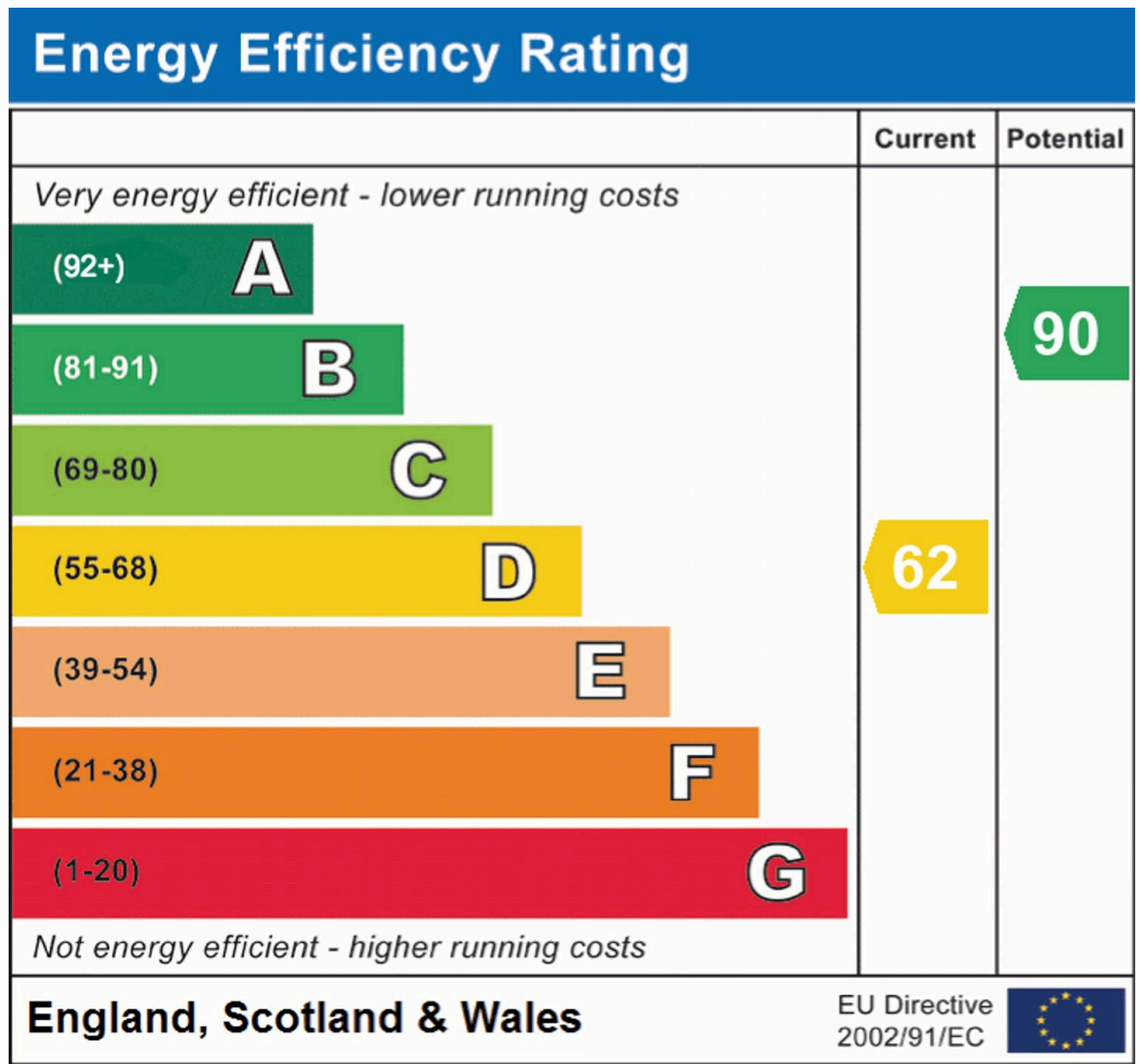
First Floor = 20.9 sq m / 225 sq ft

Total = 50.1 sq m / 539 sq ft



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

Churchills Estate Agents, 72 High Street – WD23 3HE

020 8950 0033

churchillsbushey.co.uk

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