

65 Rudolph Road, Bushey - WD23 3DX

O.I.E.O £700,000

ChurchillsBushey







Dating back to circa 1904, this beautifully presented and thoughtfully extended Edwardian mid-terrace home effortlessly combines timeless period character with stylish contemporary living. Offering versatile 4 bedroom accommodation arranged over three floors, the property retains a wealth of charming original features, including impressive high ceilings and fireplaces, while benefiting from a stylish modern finish throughout. Externally, the property has been freshly repointed to both the front and rear, creating an attractive first impression.

The welcoming entrance begins with a striking black and white tiled pathway leading to the front door, opening into a spacious hallway. To the front, the elegant front reception room provides a cosy yet sophisticated retreat, featuring a wood-burning stove and plantation-style shutters. Further along the hallway is a convenient downstairs cloakroom, alongside a practical utility room complemented by an adjoining larder cupboard offering excellent storage.

The true heart of this wonderful home is undoubtedly the impressive extended kitchen, dining and living space to the rear. Beautifully appointed with contemporary navy blue cabinetry, a statement breakfast island and stylish overhead lighting, this is a fantastic space designed for both everyday family life and entertaining. The vaulted ceiling, enhanced by Velux windows to both roof pitches, floods the room with natural light, while expansive bi-folding doors seamlessly connect the interior with the garden, creating a wonderful sense of space and indoor-outdoor living.







The first floor offers two particularly generous bedrooms alongside a beautifully appointed four-piece family bathroom. A real highlight is the freestanding bath positioned beside the window overlooking the garden, creating a lovely place to unwind, while a separate shower with striking blue herringbone tiling adds a contemporary design touch.

The second floor, created through the loft conversion, provides two further bedrooms and a separate shower room. The front bedroom benefits from built-in wardrobes and useful eaves storage, while the rear bedroom offers a bright and versatile additional space, ideal for family or guests.

Outside, the rear garden offers a lovely combination of entertaining and relaxation space, featuring composite decking, a lawn and a characterful brick wall incorporating reclaimed bricks from the original rear of the property. To the rear is a fantastic garden room complete with CAT 5 internet connectivity, ideal for home working or hobbies.

Situated in the heart of Bushey Village, this charming Edwardian home enjoys a desirable village setting, with local amenities and transport links close at hand. With a wonderful blend of Edwardian elegance, contemporary design and flexible family living, this is a home that offers far more than first meets the eye.







- Stylish Edwardian 4 Bedroom 2 Bathroom Family Home
- Immaculately Presented Throughout
- Impressive 25ft Kitchen/ Diner/ Family Room
- Elegant Front Reception Room With Wood Burner
- Separate Utility Room
- Downstairs WC
- Attractive Rear Garden With Garden Room
- Heart Of Bushey Village
- Residents Permit Parking

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C














CHRIS SMITH








STOP
THINKING
START
DRINKING
WINNING ISN'T
EVERYTHING
IT'S THE ONLY
THING
TRIUMPH

Rudolph Road

Approximate Gross Internal Area
Ground Floor = 69.0 sq m / 743 sq ft
First Floor = 43.5 sq m / 468 sq ft
Second Floor = 25.1 sq m / 270 sq ft
(Excluding Eaves)
Garden Room / Home Office = 14.7 sq m / 158 sq ft
Total = 152.3 sq m / 1,639 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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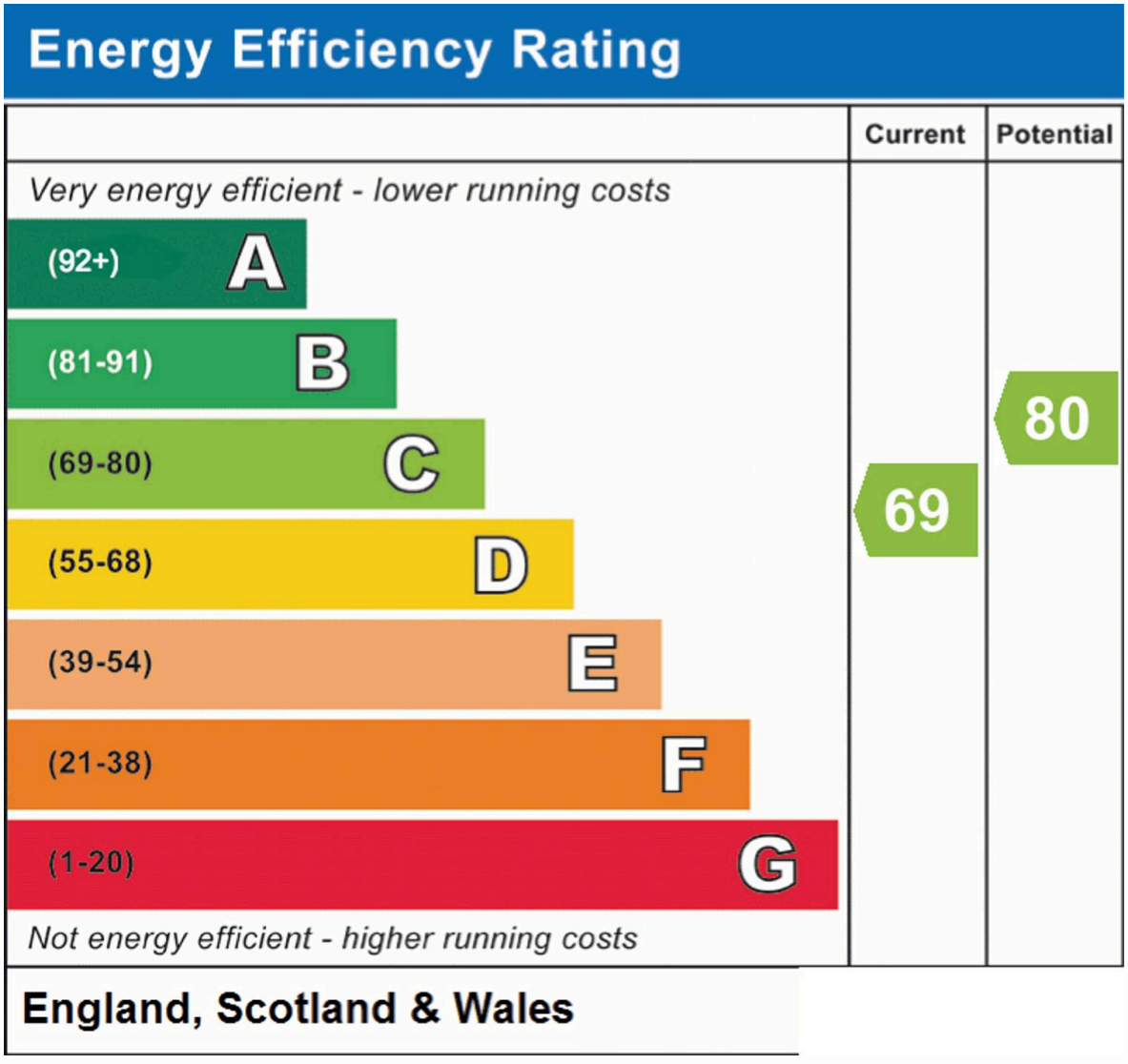

Churchills - Bushey

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