


FOR SALE · BUSHEY WD23

GUIDE PRICE

# Rudolph Road

Bushey Village, Hertfordshire WD23

## £550,000 – £575,000

Freehold

| 3 | 919 sq ft | EPC B | Gated | 35' x 21' |
|---|---|---|---|---|
| BEDROOMS | APPROX. SIZE | ENERGY RATING | ALLOCATED PARKING | REAR GARDEN |

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*A very well presented three-bedroom terraced house in the heart of Bushey Village, yards from the village museum and a short walk from the High Street's cafés, restaurants and famous pizzeria. Built in 2013 and cared for by one owner since new, it is light-filled, easy to live in and genuinely low-carbon, with an air source heat pump and an EPC rating of B. Add its own gated parking space in a village that now has a controlled parking zone, and an easy-care garden of about 35ft x 21ft, and it works as well for a first house after a flat as it does for a downsize that keeps village life on the doorstep.*





## ARRIVING HOME

The house is part of a short terrace of brick houses built in 2013 in a traditional style, with sash-style windows, a bay to the front and railings behind a low brick wall. Leave the car in your own gated space and let yourself into a hallway with room for coats, and the stairs ahead of you.

## EVENINGS IN AND HAVING FRIENDS ROUND

The sitting and dining room runs across the front of the house at 15'10 x 15'1. The bay window fills it with light, and there's room for two sofas, an armchair and a dining table for four on the wood-effect floor. At the back, the kitchen (12'11 x 9'3) has white gloss handleless units, a built-in oven and microwave, and a tiled floor with space for a second table. Its two windows look out over the garden.

Beyond the kitchen, a utility room takes the laundry and has a door straight out to the garden. There's also a cloakroom WC on the ground floor, so guests never need to go upstairs.

## SLEEPING AND DRESSING

Upstairs, the main bedroom (12'10 x 11'1) overlooks the garden and the second bedroom (10'11 x 10'3) faces the front; both are comfortable doubles. The third bedroom (8'8 x 8'2) has been fitted with wardrobes along both walls and is used as a walk-in wardrobe. Take the wardrobes out and it becomes a bedroom, nursery or home office again.

The bathroom has a bath and a separate shower enclosure, with large-format tiles and a heated towel rail. A loft gives extra storage for suitcases and seasonal things.

## THE GARDEN

The rear garden is about 35ft x 21ft and set out on two levels for easy care. A paved patio runs across the back of the house, with room for a table and chairs for summer meals. Sleeper-edged borders planted with evergreen shrubs frame the timber steps up to a lawn, and a garden shed sits at the far end. It's large enough for children to play and small enough to look after in an hour at the weekend.

## PARKING IN THE VILLAGE

Bushey Village became a controlled parking zone in the summer of 2026, with permits needed to park on the street from Monday to Saturday, 8am to 6.30pm. This house has its own gated, allocated off-street space, so there's no hunting for a space or relying on a permit when you get home. On-street permits are applied for through Hertsmere, so anyone who needs one for a second car may want to check eligibility in advance.

## LOW-CARBON LIVING

This house is built for lower bills and a lighter footprint. There's no gas: heating and hot water come from an air source heat pump, feeding radiators with a programmer, room thermostat and thermostatic valves. High-performance glazing, 200mm of loft insulation and very efficient lighting do the rest. The result is an EPC rating of B (81), well above the England and Wales average of D, and an environmental impact rating of A. The certificate estimates the house produces about 0.5 tonnes of CO2 a year, against 6 tonnes for an average household, and puts typical heating, hot water and lighting costs at about £853 a year. A smart electricity meter is already fitted, and the EPC suggests solar panels could lift the score further, to 86.



## READY TO MOVE INTO

At about 919 sq ft over two floors, the house has been looked after by the same owner since it was built, and it's very well presented throughout. Ultrafast full-fibre broadband of up to 1,800Mb/s is available for anyone working from home, and the house is offered with no onward chain.

It would suit a couple or young family moving up from a flat, anyone who works from home and could use the third bedroom as a study, or downsizers who want a house with a manageable garden and parking, a few minutes' walk from the shops.

## AN EASY COMMUTE

Bushey station is a mostly flat walk of about 19 minutes (0.9 miles). Fast London Northwestern Railway trains reach London Euston in as little as 16 minutes, and the Lioness line (London Overground) runs to Euston and Watford Junction. The 142 and 258 buses stop on the High Street for the station and Watford, and run on towards Stanmore, Edgware and Harrow. By car, junction 5 of the M1 is about 10 minutes away and the M25 about 20 minutes.

## LOCAL LIFE

This is village life on foot. Bushey Museum and Art Gallery, which tells the story of the artist Hubert von Herkomer and his famous art school, is just yards away on Rudolph Road itself, and the High Street is a short walk beyond, with its independent shops, cafés, restaurants and pubs. At its heart, a village green and duck pond sit in front of St James' Church, Grade II* listed, with a chancel dating back to the 13th century. Weekends can start with a cooked breakfast, or coffee and a slice of homemade cake, at the Village Café. For dinner, Bella Rosa is a family-run Italian a few minutes from the door, and Zaza is a popular choice for birthdays and celebrations. On a night in, there's Vincenzo's, the New York-style pizzeria that people travel from all over the country to try. It often sells out fast, so order early. And for a pint, The Swan and The Red Lion are both in the village.

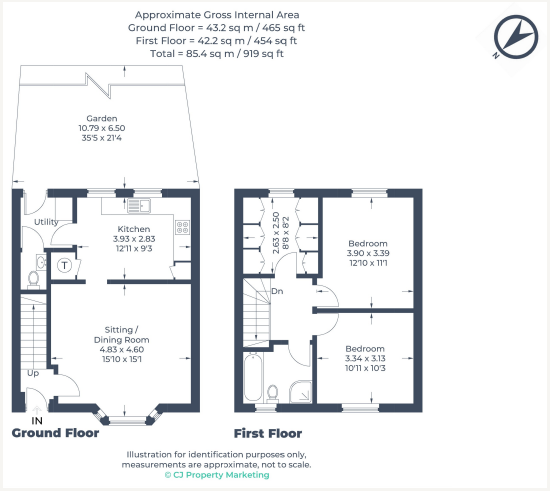
Every summer the volunteer-run Bushey Festival brings the whole village together, with more than 30 events over ten days, from a community market and food stalls to a children's funfair.

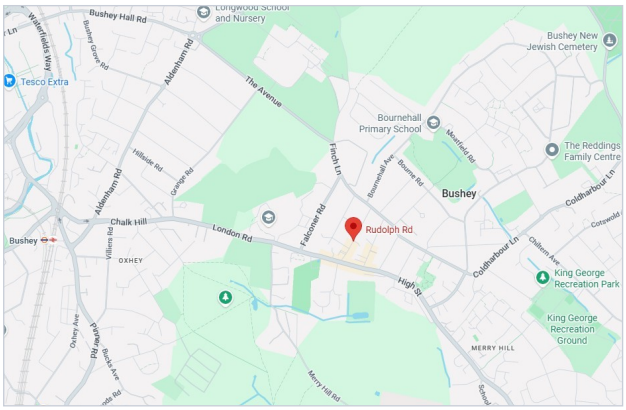
For somewhere so close to London, the area is surprisingly green. Bushey Rose Garden on the High Street is a Grade II listed garden created in 1913 by Thomas Mawson for Herkomer. The Moatfield recreation ground is close by, and King George Recreation Ground has tennis and sports courts and has held a Green Flag award for more than 20 years. The house is within the Bushey High Street conservation area, which helps protect the character of the streets around it. For families, Bournehall Primary School, rated Outstanding by Ofsted, is about a third of a mile away, with Sacred Heart Catholic Primary, Bushey Manor Junior and Ashfield Junior (all rated Good) also close by. Bushey Meads and Queens' School are the nearest secondary schools, and Watford Grammar School for Girls is about a mile and a half away. Distances are straight-line.









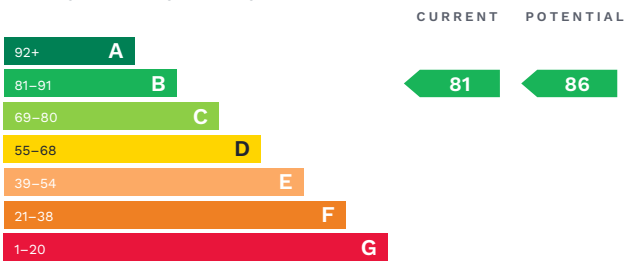




Map data ©2026 Google

## LOCATION

| | |
|---|---|
| **19 min** | Walk to Bushey station |
| **16 min** | Fastest train to Euston |
| **Yards** | Bushey Museum |
| **0.3 mile** | Bournehall Primary |
| **10 min** | Drive to M1 junction 5 |

## ENERGY PERFORMANCE




## KEY INFORMATION

| | |
|---|---|
| **Guide price** | £550,000 – £575,000 |
| **Tenure** | Freehold |
| **Built** | 2013, one owner since new |
| **Floor area** | About 919 sq ft / 85.4 sq m |
| **Council tax** | Band E (Hertsmere), about £2,940 a year |
| **EPC** | B (81), potential B (86); environmental impact A |
| **Heating** | Air source heat pump with radiators; no mains gas |
| **Parking** | Gated, allocated off-street space |
| **Parking charge** | Small annual contribution to upkeep (amount to be confirmed) |
| **Garden** | Approx. 35'5 x 21'4: patio, lawn and borders |
| **Storage** | Loft |
| **Broadband** | Ultrafast full fibre available, up to 1,800Mb/s |
| **Mobile** | EE and O2 good indoors |
| **TV** | BT, Sky and Virgin Media available |
| **Conservation area** | Bushey High Street |
| **Flood risk** | Very low |
| **Chain** | No onward chain |

# Arrange a private viewing

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SCAN FOR THE VIDEO TOUR

These particulars are a general guide only and do not form part of any offer or contract. Measurements and floor areas are approximate. Services, systems and appliances have not been tested. Buyers should confirm all details, including tenure, charges and planning matters, through their own solicitor and surveyor.