

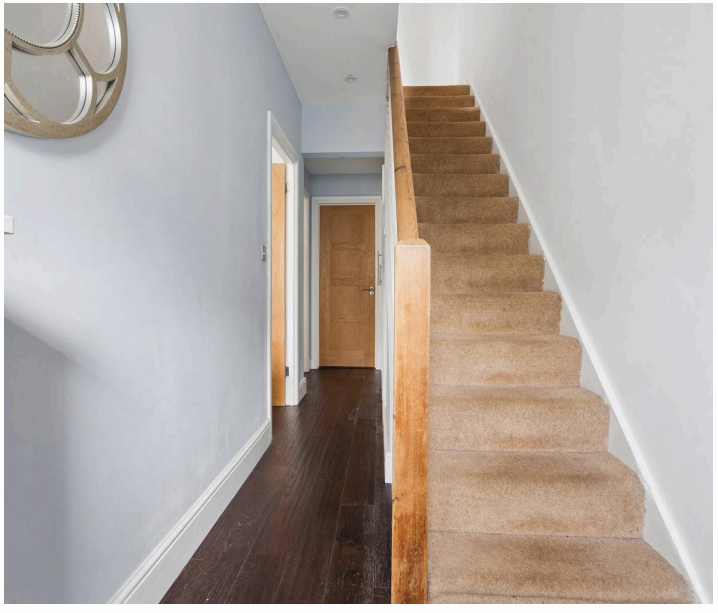

# 102 Melbourne Road, Bushey - WD23 3NE

£599,999

ChurchillsBushey







Set within a convenient location, this extended 4 bedroom 2 bathroom semi-detached home offers a versatile and sociable lifestyle, combining character with modern family living. The welcoming entrance hall leads to a front reception room, while to the rear, a generous open-plan lounge, kitchen and dining space creates the ideal heart of the home, with bi-folding doors opening directly onto the rear garden, perfect for entertaining, relaxing or enjoying summer evenings outdoors. A downstairs WC and useful utility cupboard add further practicality, downstairs also benefits from underfloor heating.

The first floor provides three bedrooms and a modern shower room, while the loft has been thoughtfully converted to create an impressive principal bedroom, complete with fitted wardrobes along one wall and its own bathroom. Outside, the approximately 80ft rear garden provides a peaceful and established setting, offering plenty of space for children, gardening and outdoor entertaining.

The location is equally appealing, with local shops and amenities within easy walking distance and the wider selection of shops, restaurants and cafés around Bushey High Street close by. Excellent bus services and nearby schools add to the everyday convenience, making this a home well suited to modern family life.







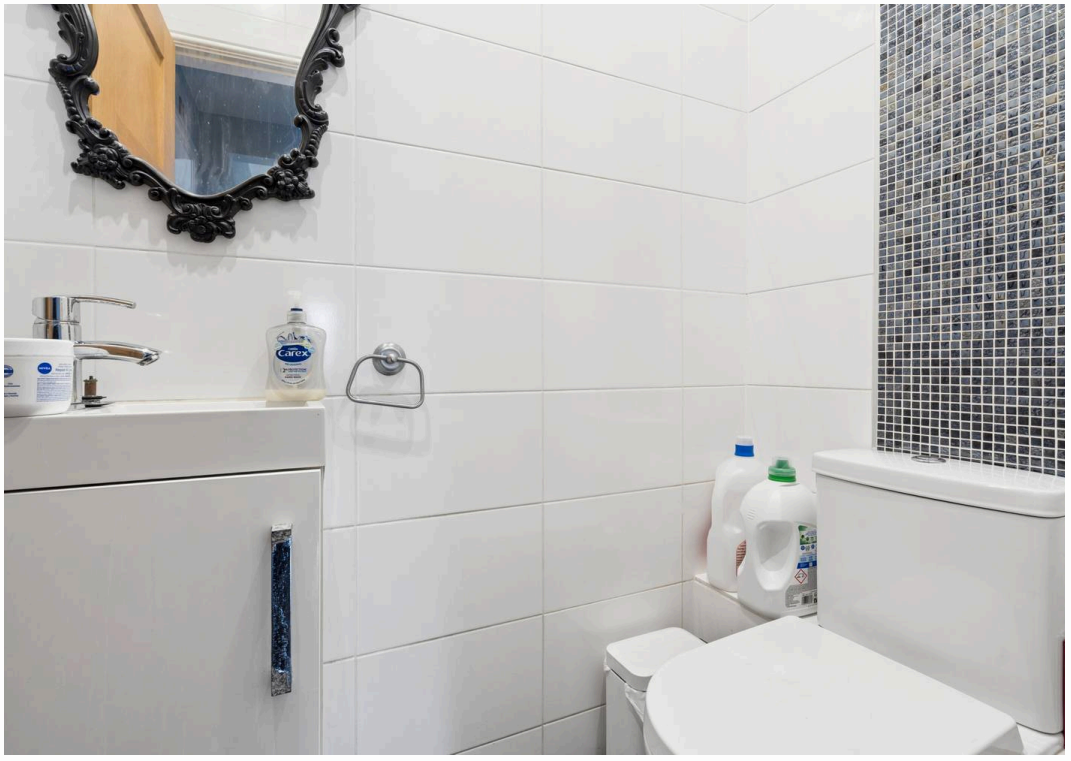
- Extended 4 Bedroom 2 Bathroom Semi Detached House
- Front Reception Room
- Open Plan Living Accommodation
- Downstairs WC
- Underfloor Heating Downstairs
- 19ft Main Bedroom
- Approx 80ft Rear Garden
- Close To Local Shops & Well Regarded Schools

Council Tax band: E

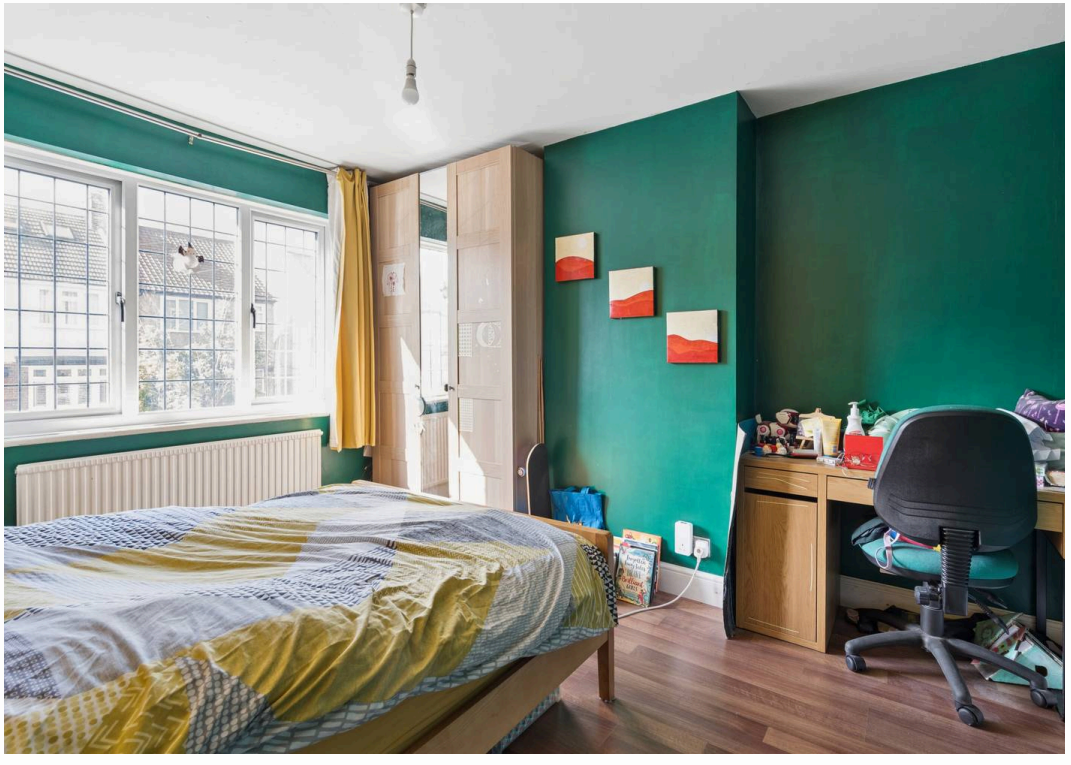
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D


Carex





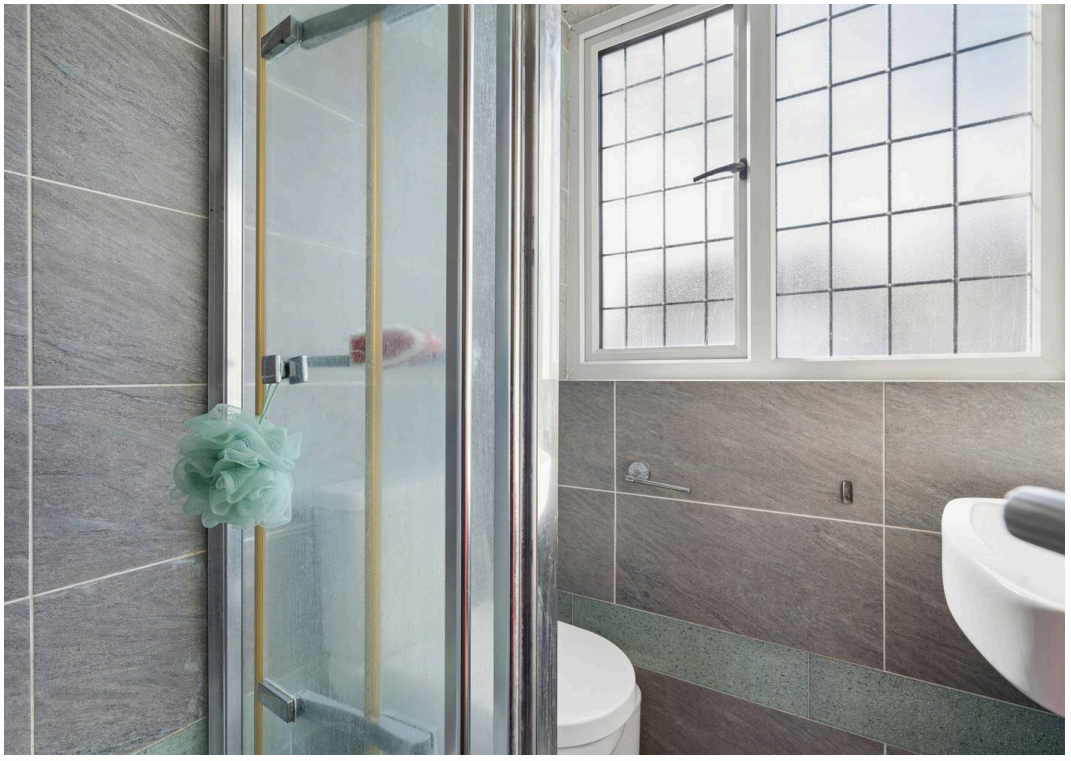


















# Melbourne Road

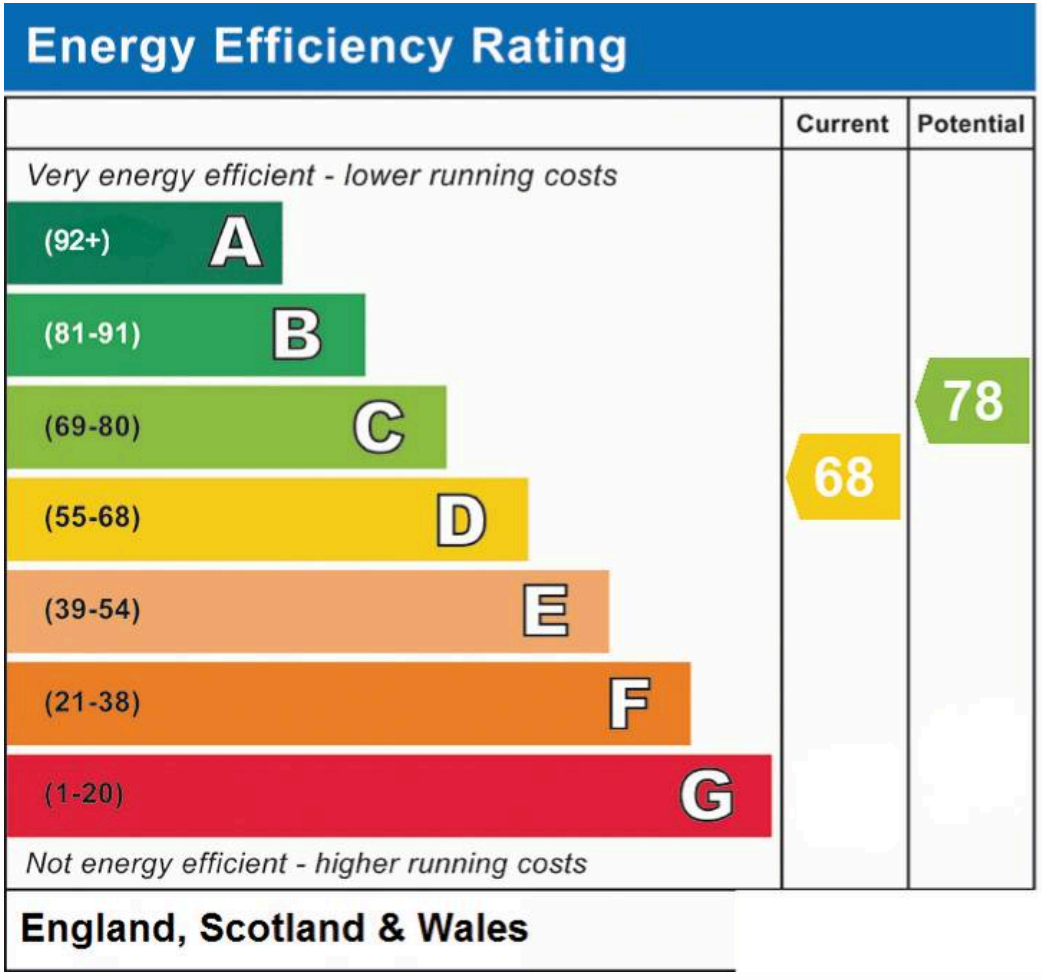
Approximate Gross Internal Area
Ground Floor = 52.5 sq m / 565 sq ft
First Floor = 36.7 sq m / 395 sq ft
Second Floor = 26.7 sq m / 287 sq ft
Total = 115.9 sq m / 1,247 sq ft

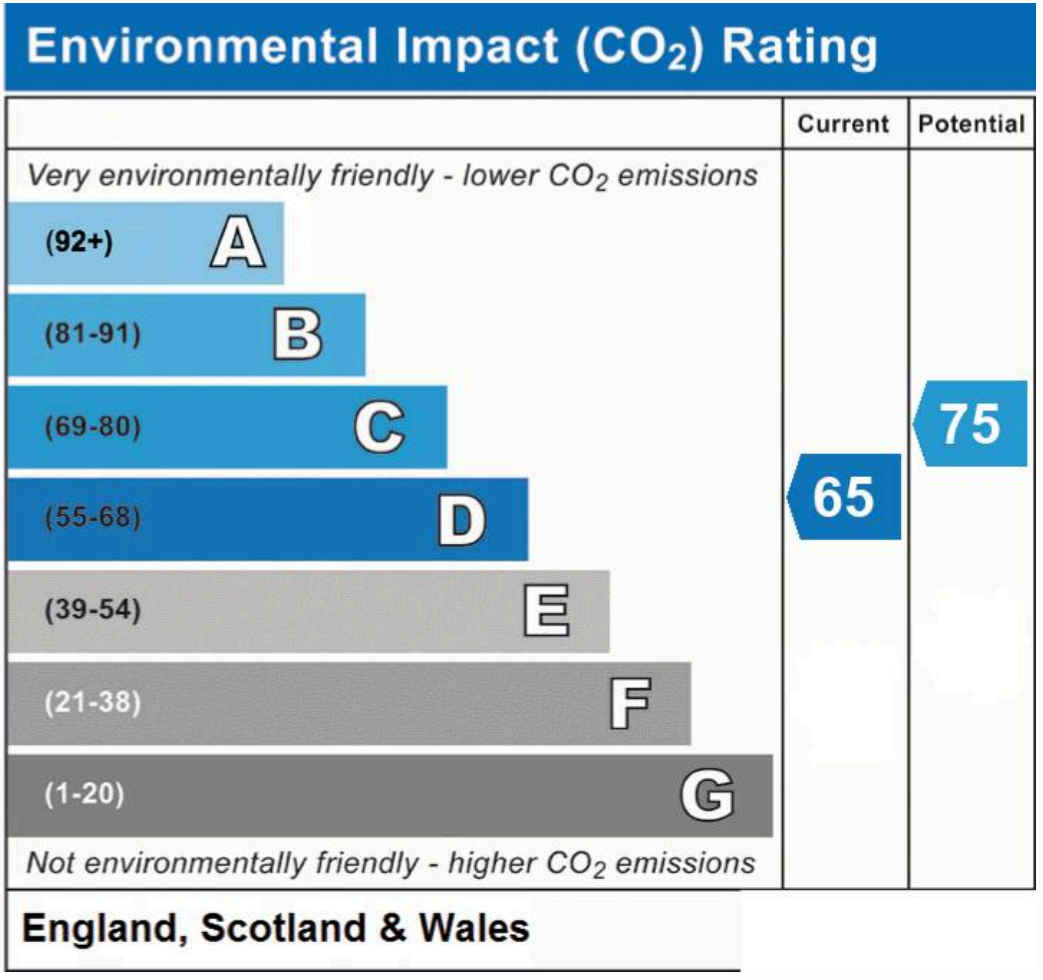



**Ground Floor** **First Floor** **Second Floor**

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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churchillsbushey.co.uk



We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confimed by your solicitor prior to exchange of contracts.