



4 Grove Cottages, Falconer Road – WD23 3AE
£485,000



Located within the highly sought after Bushey Village Conservation Area, this beautifully presented 2 bedroom terraced cottage combines character with modern convenience. The welcoming lounge features an attractive cast iron fireplace and, together with the adjoining open-plan kitchen/dining area, benefits from attractive wood flooring, creating a warm and inviting space for both everyday living and entertaining. A practical utility area leads to a stylish ground floor bathroom, while upstairs, two well-proportioned bedrooms are accessed from the first floor landing. Double glazed sash windows and gas central heating provide year round comfort. Outside, the generous south facing front garden includes a delightful summer house, offering a versatile space to relax, work from home or enjoy hobbies, while three private parking spaces with an EV charging point provide a rare and valuable addition. Rear pedestrian access provides a convenient route for bin collection.



Ideally positioned in the heart of Bushey Village, the property is within easy reach of a variety of local shops, cafés and restaurants, well regarded schools, and places of worship, making it an excellent choice for a wide range of buyers. The property also benefits from being offered for sale with no upper chain.

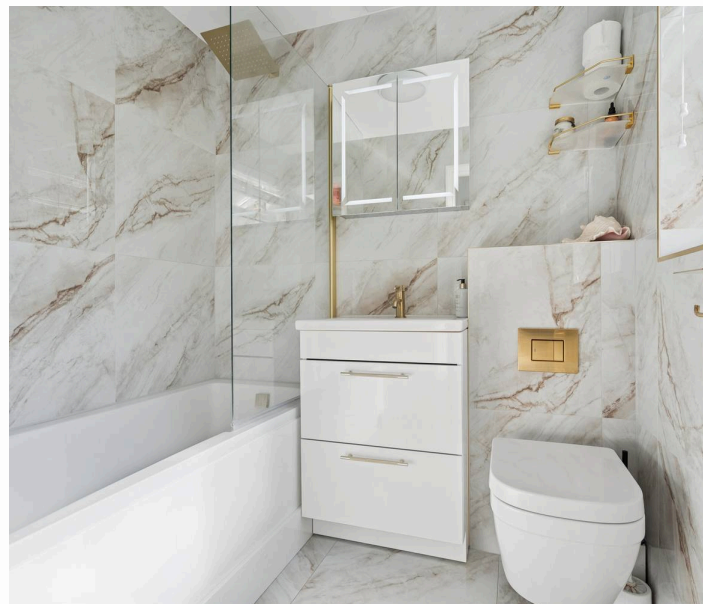
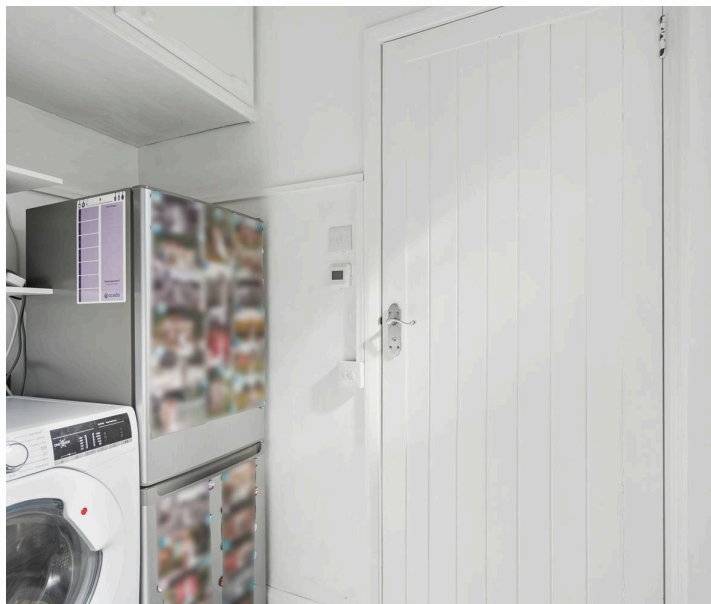


- 2 Bedroom Cottage In The Heart Of Bushey Village
- Off Street Parking For 3 Cars
- Well Presented Throughout
- Lounge With Attractive Fireplace
- Modern Ground Floor Bathroom
- Double Glazed Sash Windows
- Spacious Front Garden With Summerhouse
- No Upper Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

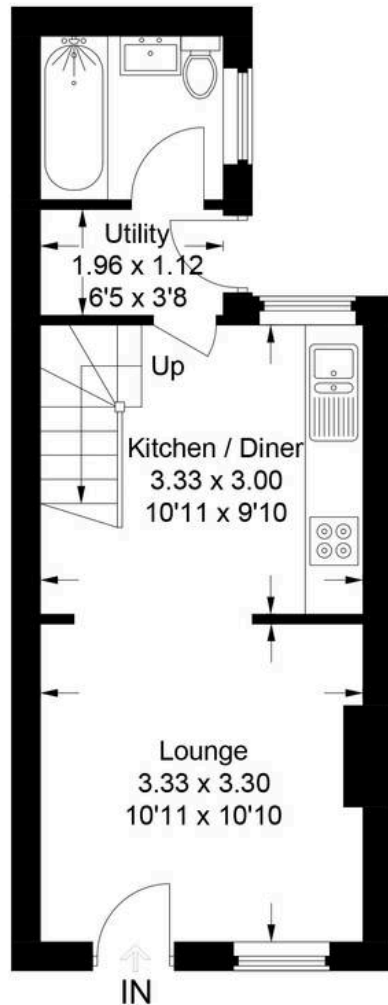




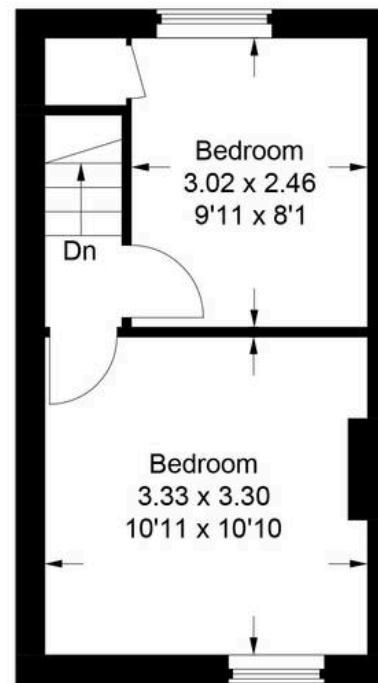


Grove Cottages

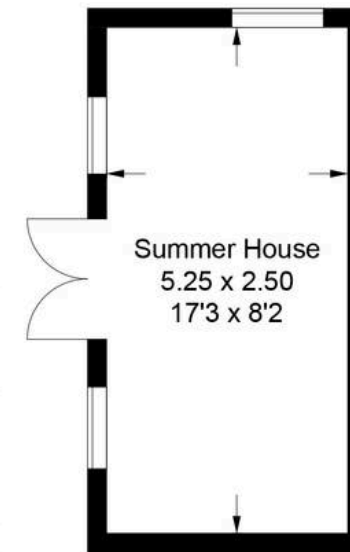
Approximate Gross Internal Area
Ground Floor = 27.4 sq m / 295 sq ft
First Floor = 21.4 sq m / 230 sq ft
Outbuilding = 13.1 sq m / 141 sq ft
Total = 61.9 sq m / 666 sq ft



Ground Floor



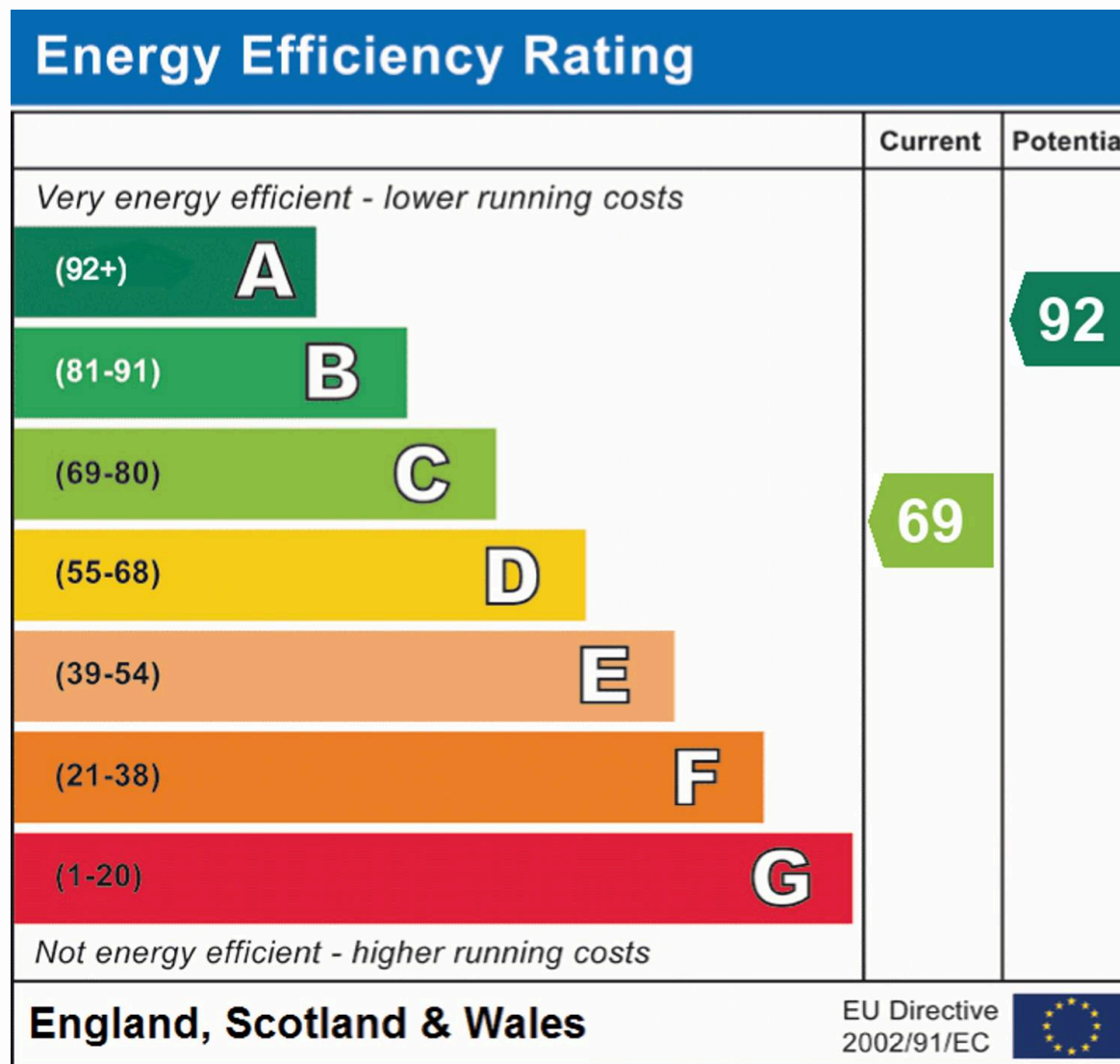
First Floor



(Not Shown In Actual
Location / Orientation)

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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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 confirmed by your solicitor prior to exchange of contracts.