

83 Melbourne Road, Bushey - WD23 3LZ

£475,000

ChurchillsBushey







This 1930s two bedroom end of terrace home offers practical family living and exciting future potential. The heart of the home is the spacious open plan ground floor, where the lounge, dining and kitchen areas flow seamlessly together, creating a bright and sociable space ideal for both everyday life and entertaining. Upstairs are two well proportioned bedrooms and a family bathroom, while gas central heating and double glazing provide year round comfort. Outside, the well maintained west-facing rear garden is perfect for enjoying afternoon and evening sunshine and includes a useful brick-built store. To the side, off-street parking accommodates two vehicles. Conveniently located within walking distance of local shops and well regarded schools, the property is offered with no upper chain for a straightforward move. Adding further appeal, planning permission has been granted to construct a two bedroom end of terrace property alongside the existing home, complete with off-street parking, with permission valid until January 2027, offering an exceptional opportunity for developers, investors or those seeking a multi-generational living solution







- Two Bedroom End Of Terrace House
- Open Plan Living Accommodation
- West Facing Rear Garden
- Off Street Parking For 2 Cars
- Convenient Location
- No Upper Chain
- Planning Permission Approved For Additional Dwelling

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D




WHITE
STUFF

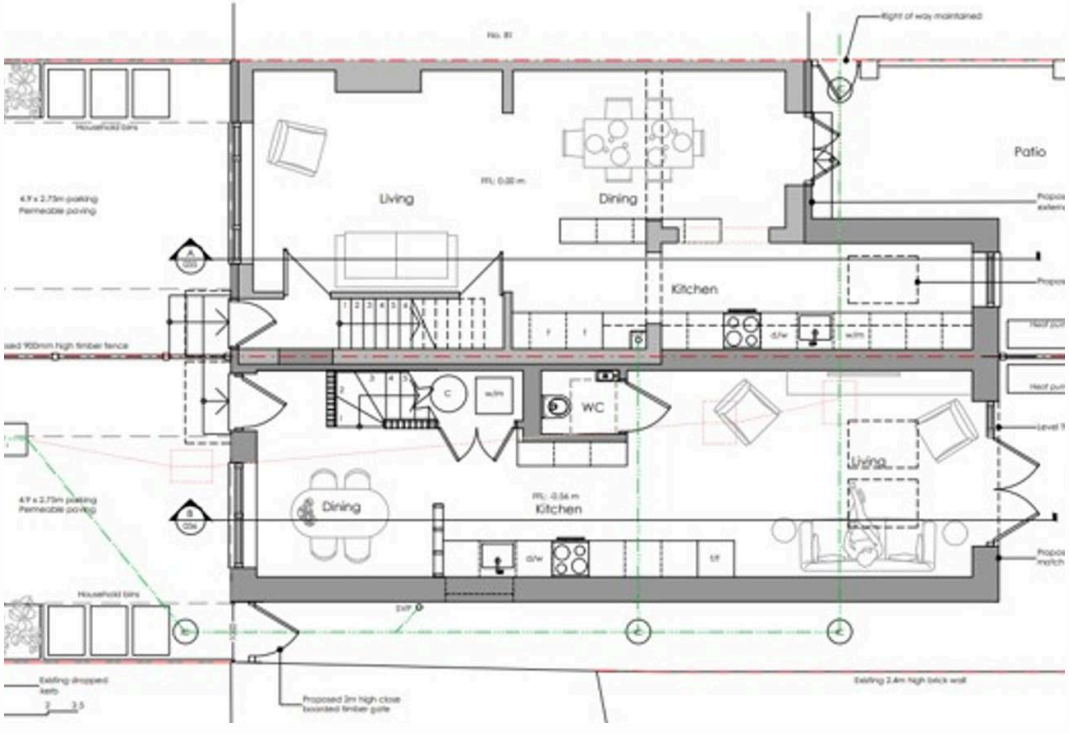




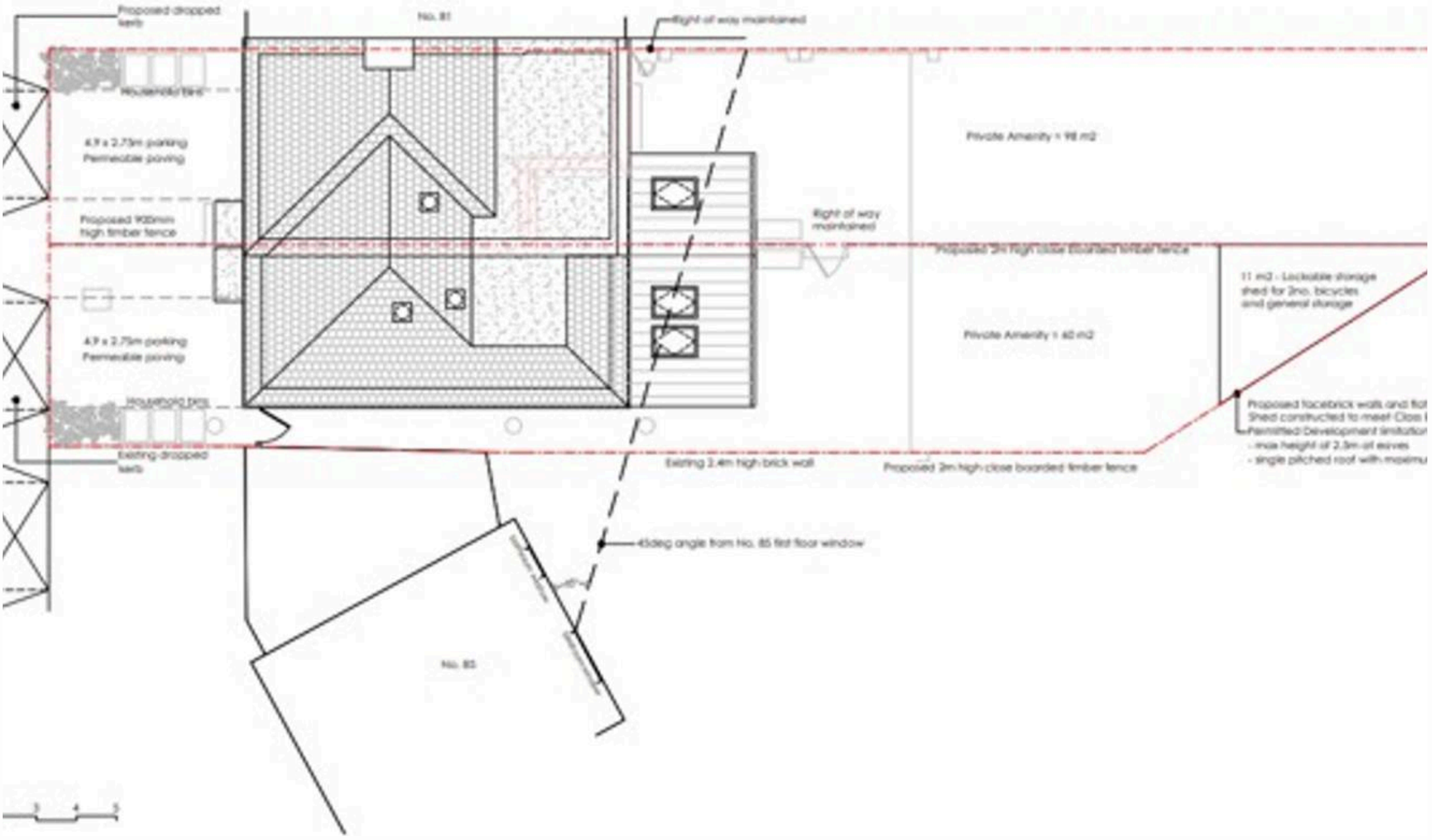





East Elevation
North Elevation
West Elevation
South Elevation


Patio
Living
Dining
Kitchen
WC
Dining
Kitchen
Living
Household bins
Household bins


120mm rendered external wall insulation
Bedroom 2
Bedroom 1
C
FFL: 2.67 m
Bathroom
Proposed render to match existing
Proposed flat roof porch canopy below
Cupboard
Linen
FFL: 2.10 m
Bedroom 2
Bedroom 1
Bathroom
2610
3370
3410
SVP
A
D33
B
D34
45deg angle from No. 85 first floor window
2
2.5

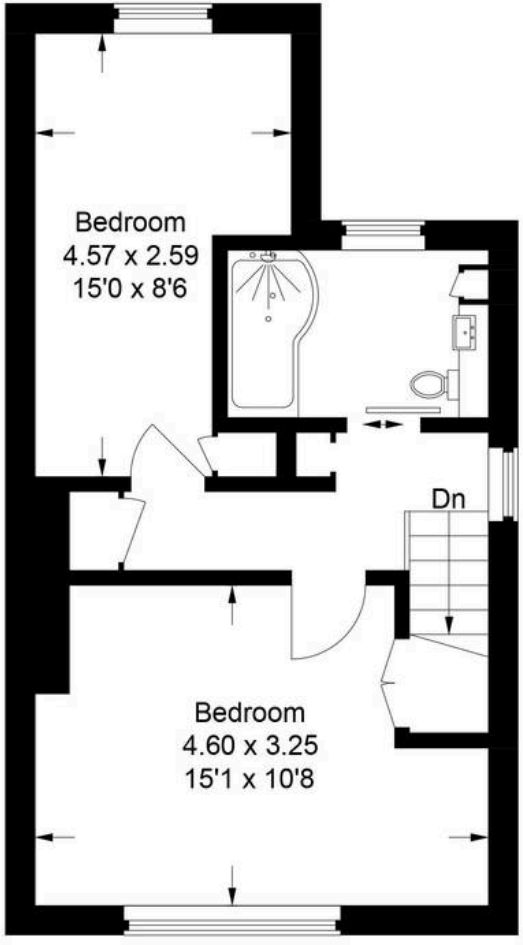

Proposed dropped kerb
No. 81
Right of way maintained
Household bins
4.9 x 2.75m parking
Permeable paving
Private Amenity = 98 m2
Proposed 900mm high timber fence
Right of way maintained
Proposed 2m high close boarded timber fence
11 m2 - Lockable storage shed for 2no. bicycles and general storage
4.9 x 2.75m parking
Permeable paving
Private Amenity = 60 m2
Household bins
Existing dropped kerb
Existing 2.4m high brick wall
Proposed 2m high close boarded timber fence
45deg angle from no. 85 first floor window
No. 83

Melbourne Road

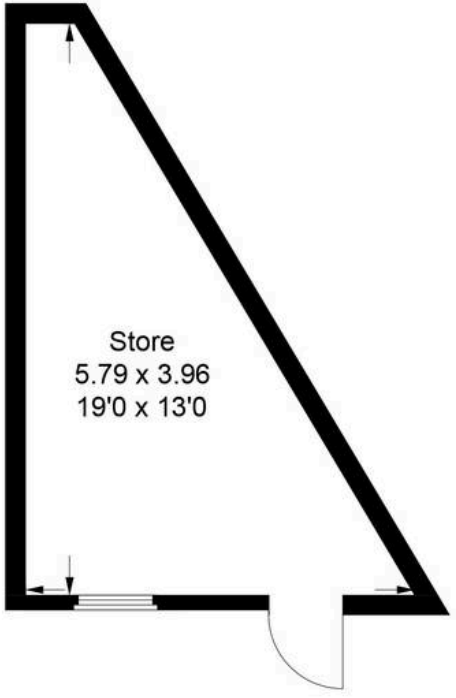
Approximate Gross Internal Area
Ground Floor = 36.6 sq m / 394 sq ft
First Floor = 36.3 sq m / 391 sq ft
Outbuilding = 14.5 sq m / 156 sq ft
Total = 87.4 sq m / 941 sq ft



Ground Floor

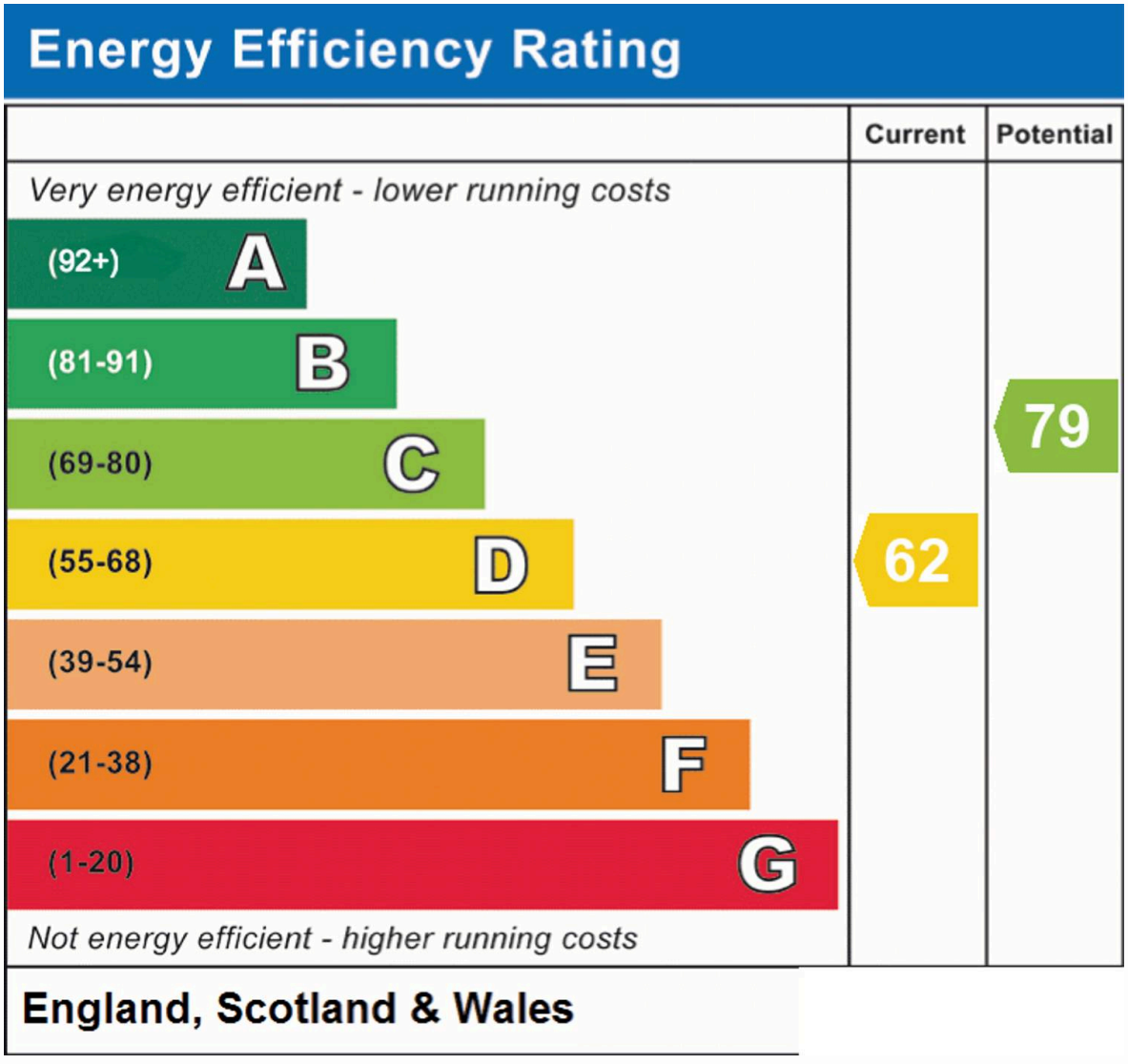


First Floor



(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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