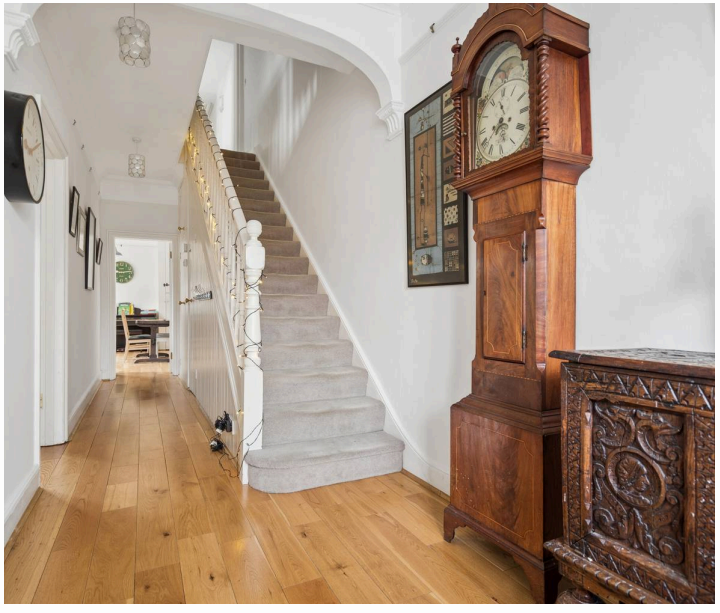


22 Bushey Grove Road, Bushey - WD23 2JQ

£895,000

ChurchillsBushey







This charming 4 bedroom semi detached period home, built in the early 1900s, beautifully combines original character with spacious, versatile living. The welcoming entrance hallway leads to three well proportioned reception rooms, including a front lounge with elegant glass bi-folding doors opening into a cosy TV room, and a separate dining room flowing through to the kitchen/breakfast room and a lean-to with WC. A useful cellar is accessed from the hallway, providing additional storage. Upstairs, the principal bedroom enjoys a feature fireplace, fitted wardrobes, and a luxurious four piece en-suite, while the rear bedroom also benefits from its own en-suite shower room. Two further bedrooms and a stylish family bathroom complete the first floor, making this an ideal layout for growing families.

Outside, the generous rear garden provides a wonderful space for relaxing and entertaining, featuring a patio area, lawn, and a charming pond. To the front, a private driveway offers convenient off street parking for several cars.

Perfectly positioned close to well regarded local schools and shops, the property is within easy reach of Watford Town Centre, Bushey Main Line Station and Watford High Street Station, offering excellent transport links into London and beyond and is offered for sale chain free.







- Charming 4 Bedroom 3 Bathroom Semi Detached House
- Three Separate Reception Rooms
- Kitchen/ Breakfast Room
- Downstairs WC
- Cellar
- Large Rear Garden
- Ample Off Street Parking
- Convenient Location Close to Shops & Stations
- Chain Free

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D









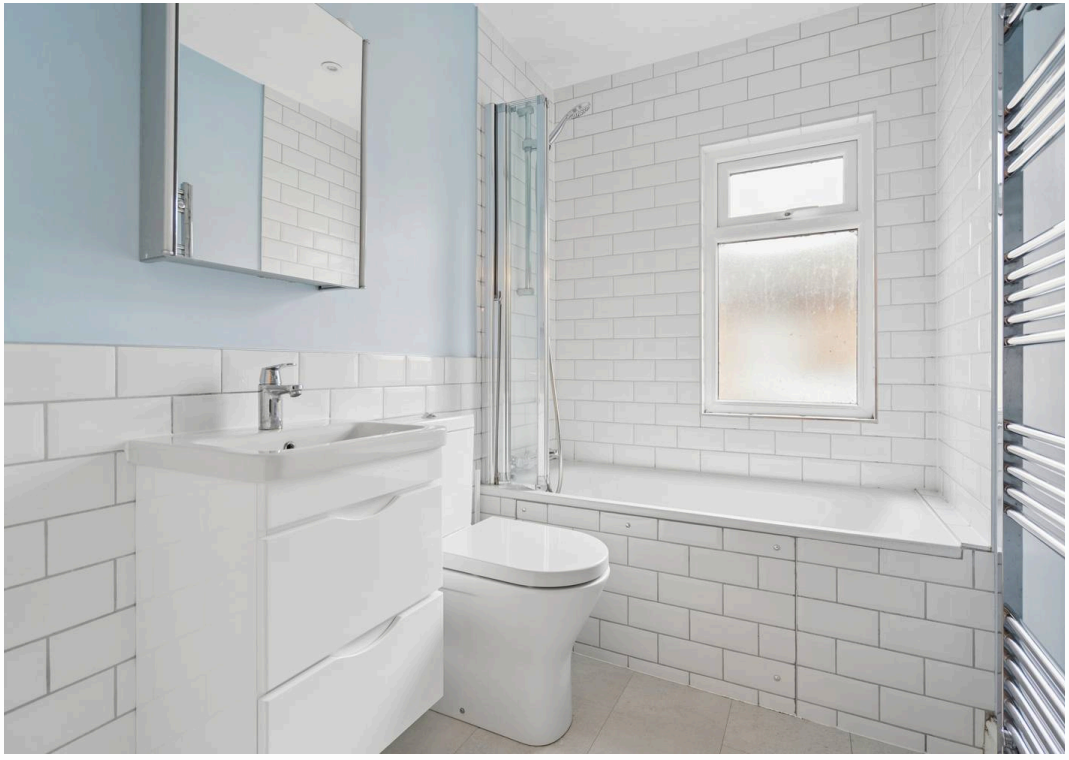


















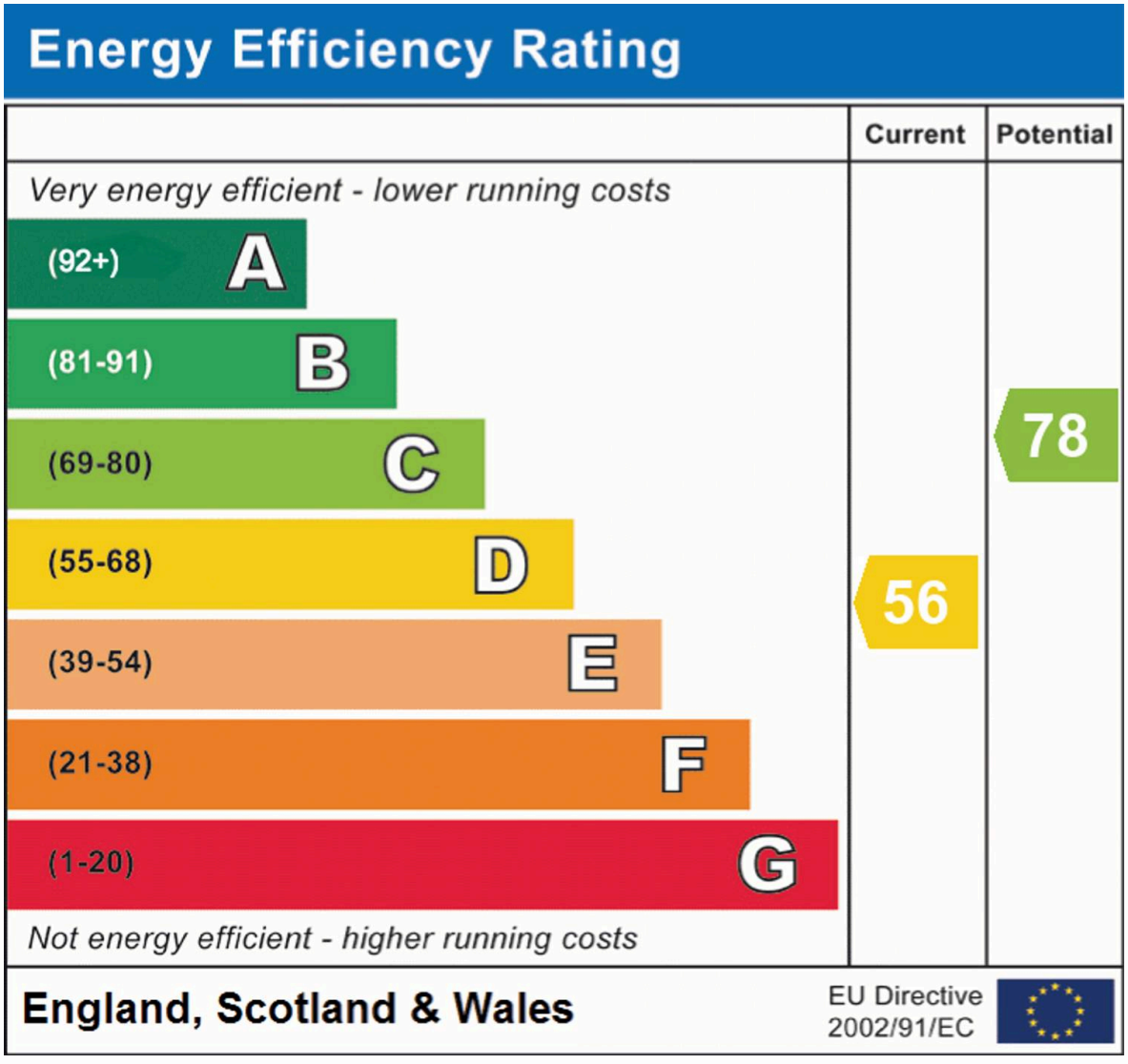
Bushey Grove Road

Approximate Gross Internal Area
Cellar = 25.9 sq m / 279 sq ft
Ground Floor = 94.8 sq m / 1,020 sq ft
First Floor = 85.4 sq m / 919 sq ft
Total = 206.1 sq m / 2,218 sq ft



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.

© CJ Property Marketing Ltd Produced for Churchills



Churchills - Bushey

Churchills Estate Agents, 72 High Street - WD23 3HE

020 8950 0033

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.