



**Flat 1, 49 Bushey Hall Road, Bushey – WD23 2EE**

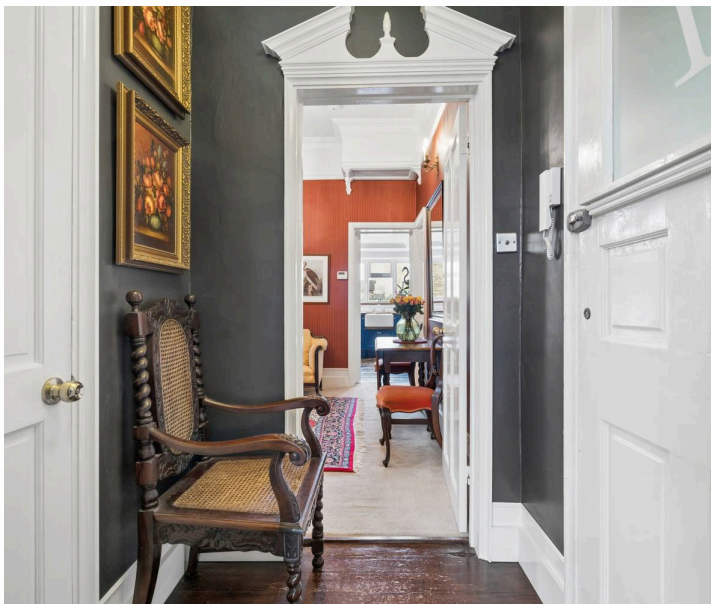
Offers Over **£300,000**

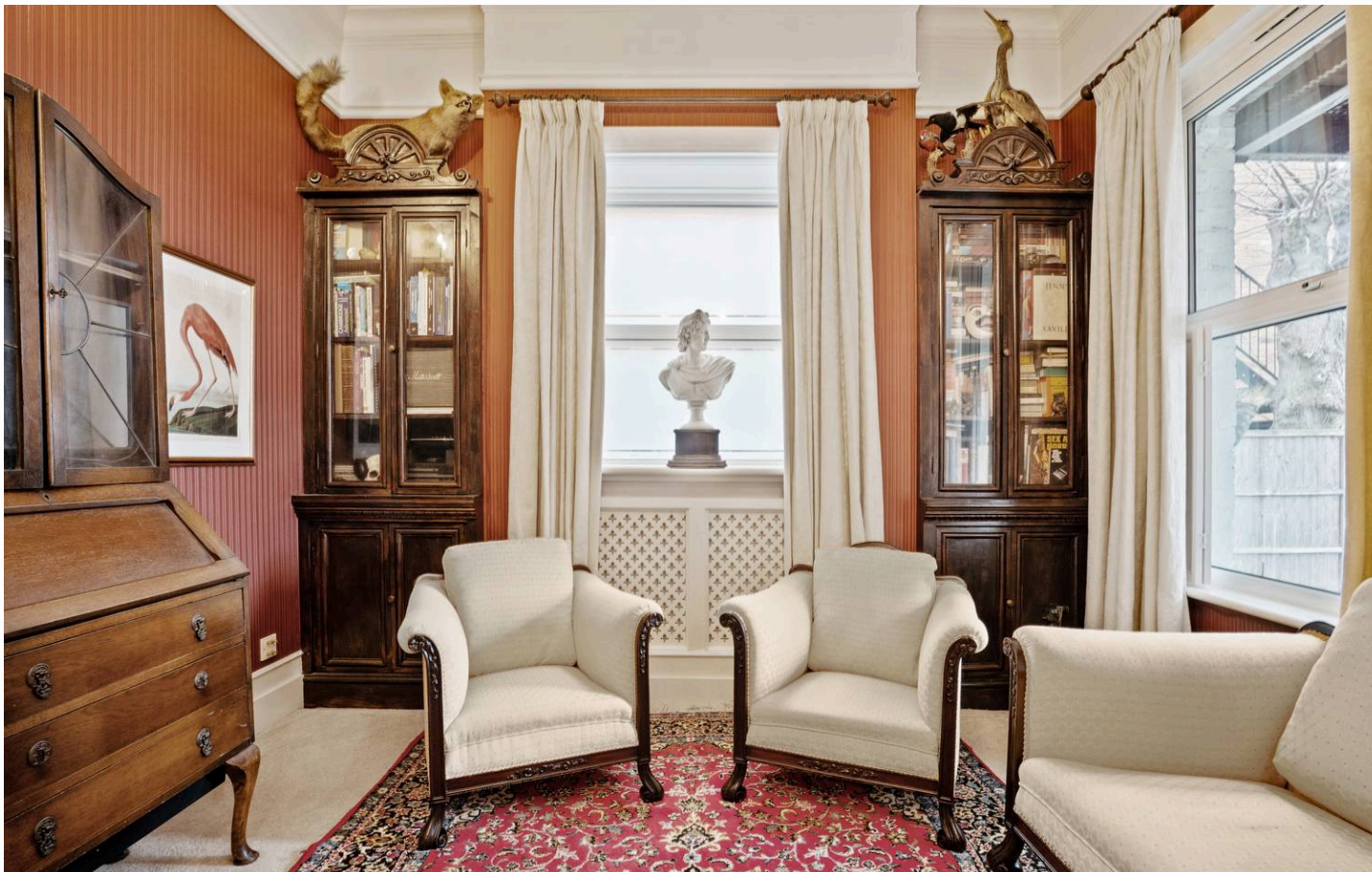
 **Churchills**Bushey



This charming one-bedroom ground floor flat is set within an attractive period property that has been thoughtfully converted into individual residences, combining character with period charm. Accessed via a well-maintained communal entrance, the property opens into a welcoming hallway that leads through to a bright and inviting living room. The recently renovated kitchen is stylish and well-appointed, with direct access to a private courtyard garden which in turn opens onto a larger communal garden.

The spacious main bedroom features a beautiful bay window with a Victorian style radiator, filling the room with natural light, while the traditional bathroom has also been recently refurbished to a high standard. Further benefits include off-street parking, a garage, and a share of freehold. Ideally located close to Bushey mainline station, the property provides fast and convenient services into London Euston, making it perfect for commuters.





- 1 Bedroom Ground Floor Flat
- Recently Redecorated
- High ceilings
- Courtyard Garden
- Off Street Parking & Garage
- Share Of Freehold
- Close To Bushey Station

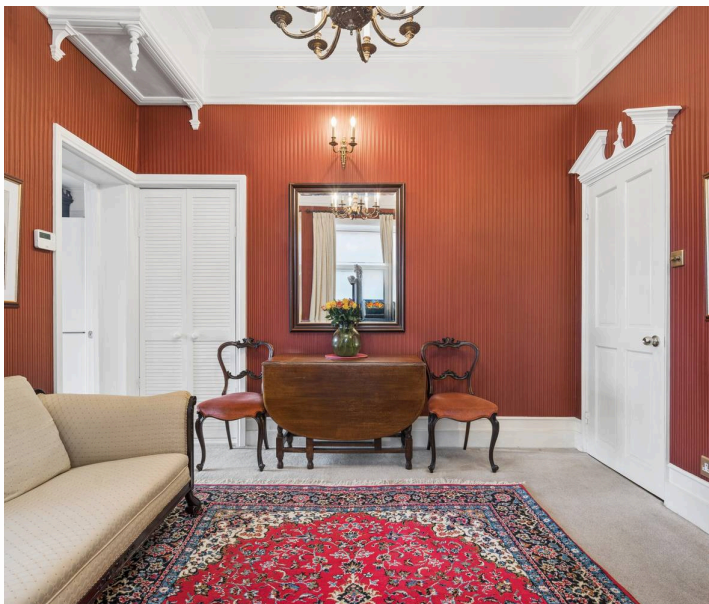
LEASE DETAILS: 986 Years remaining on the lease

Service Charge: £980.00 per annum

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D



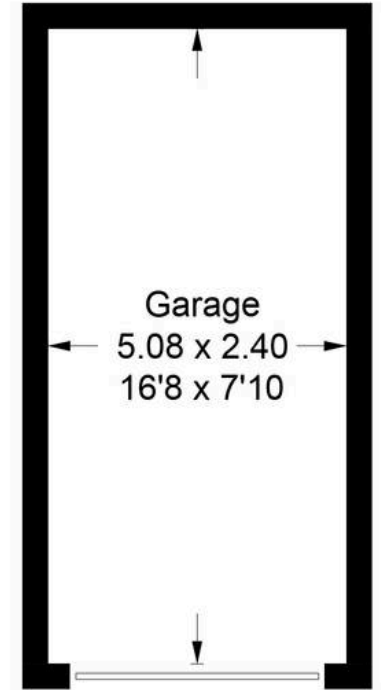
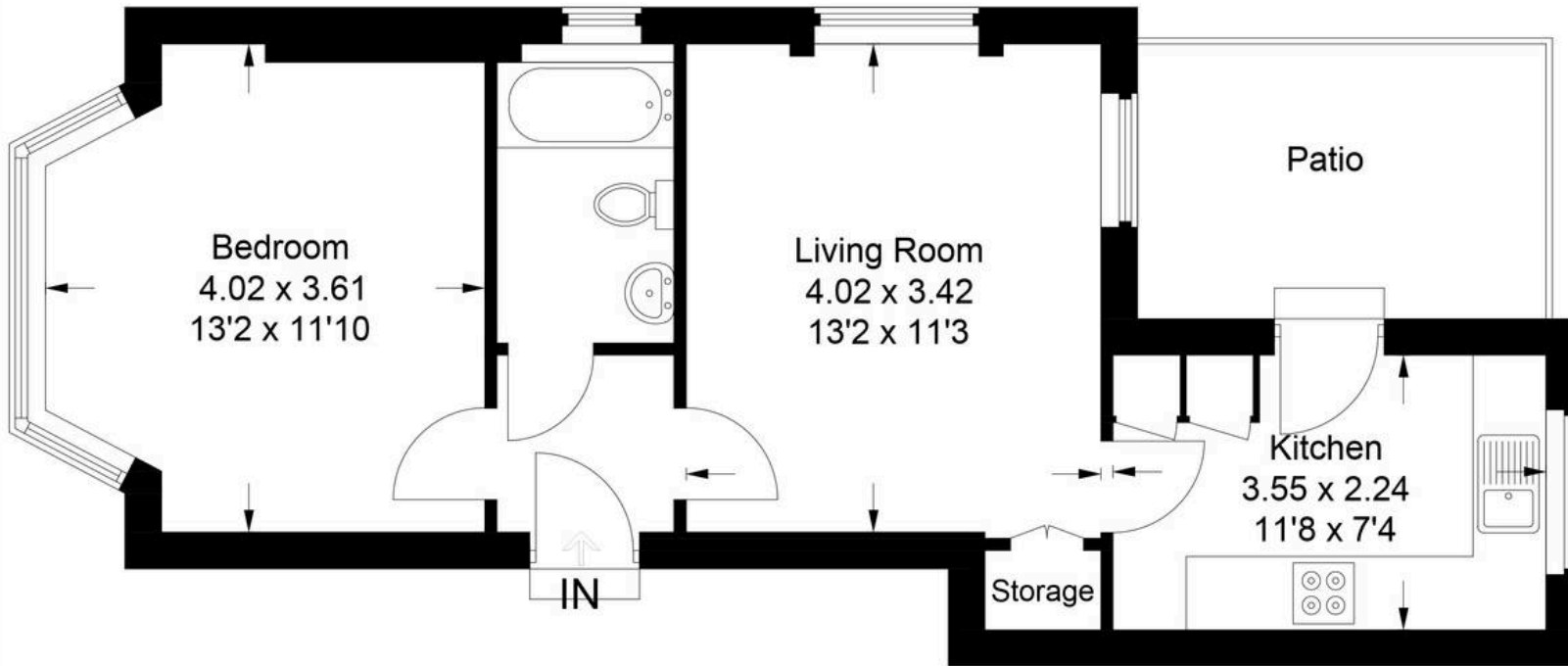






# Bushey Hall Road Bushey

Approximate Gross Internal Area = 42.4 sq m / 456 sq ft  
Garage = 12.2 sq m / 131 sq ft  
Total = 54.6 sq m / 587 sq ft

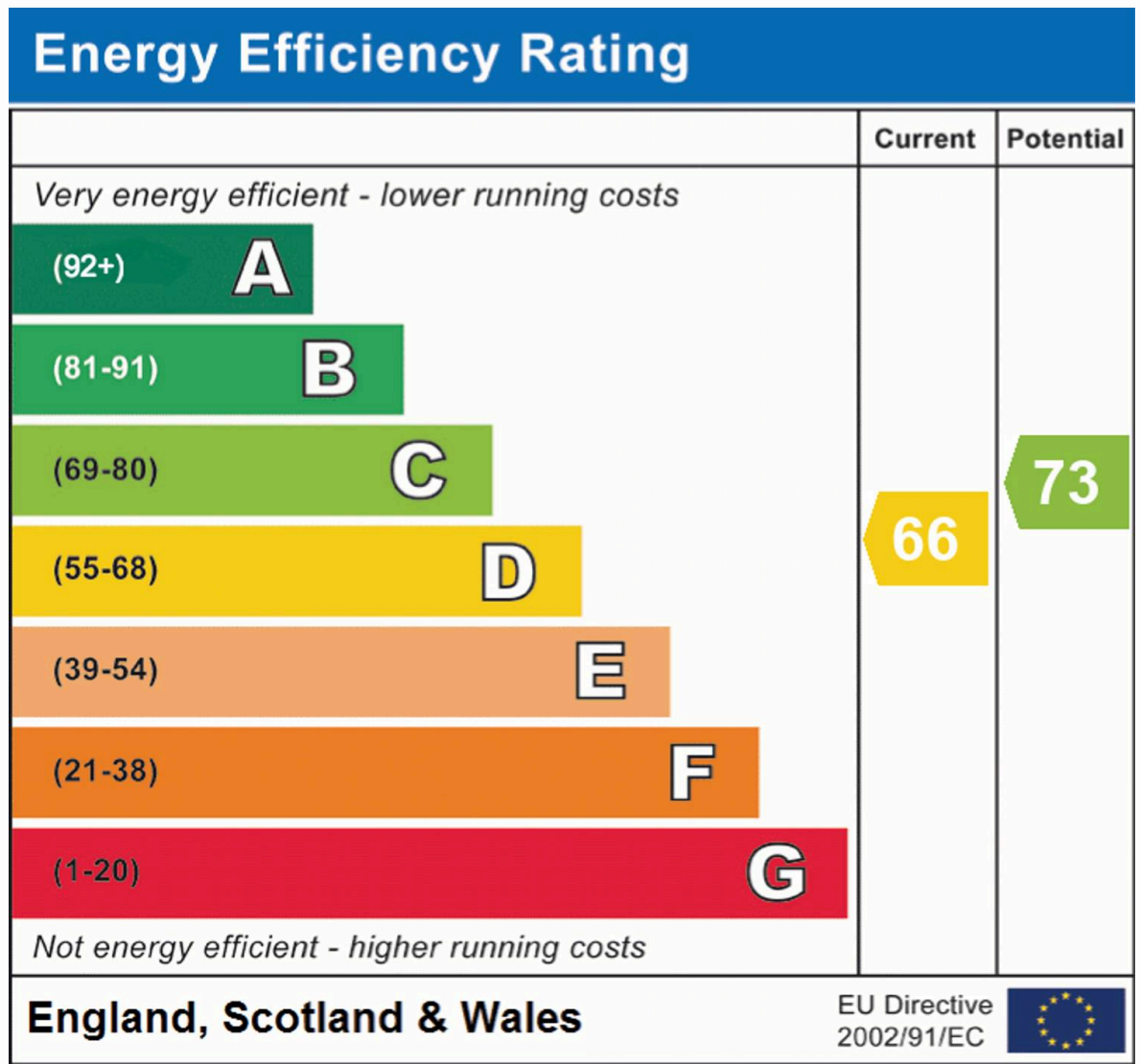


**Ground Floor**

(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

Churchills Estate Agents, 72 High Street – WD23 3HE

020 8950 0033

[churchillsbushey.co.uk](http://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 confirmed by your solicitor prior to exchange of contracts.