



1 Vale Road, Bushey, WD23 2HH

Price £470,000 Freehold

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 **Churchills**Bushey



Price £470,000

1 Vale Road, Bushey, Hertfordshire, WD23 2HH

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- A 2 Bedroom Semi Detached House
- Two Separate Reception Rooms
- Two Double Bedrooms
- Double Glazing/ Gas Central Heating
- Rear Garden
- Residents Permit Parking
- Convenient Location
- No Upper Chain
- Council Tax Band D - Hertsmeire Borough Council
- Energy Rating: D

This 2 bedroom semi detached home offers comfortable living in a highly convenient location. The property features an entrance porch, 2 separate spacious reception rooms, and a kitchen to the rear that opens directly onto the garden, ideal for everyday family life and entertaining. Upstairs, there are two generously sized double bedrooms and a family bathroom. Additional benefits include double glazing, gas central heating, a private rear garden and residents permit parking. Situated within walking distance of local shops, schools, and Bushey Main Line Station, the property is offered for sale with no upper chain, making it an excellent opportunity for buyers seeking a home ready to move into.

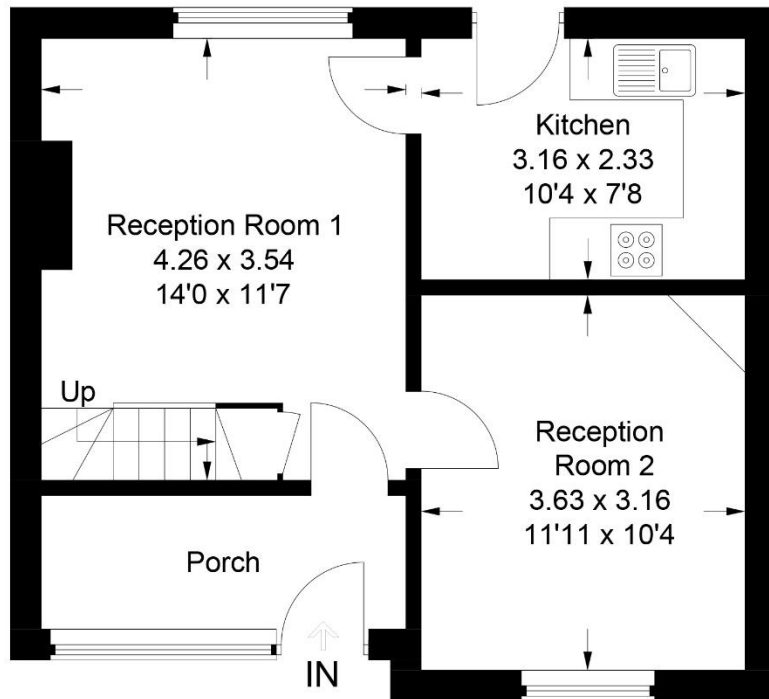




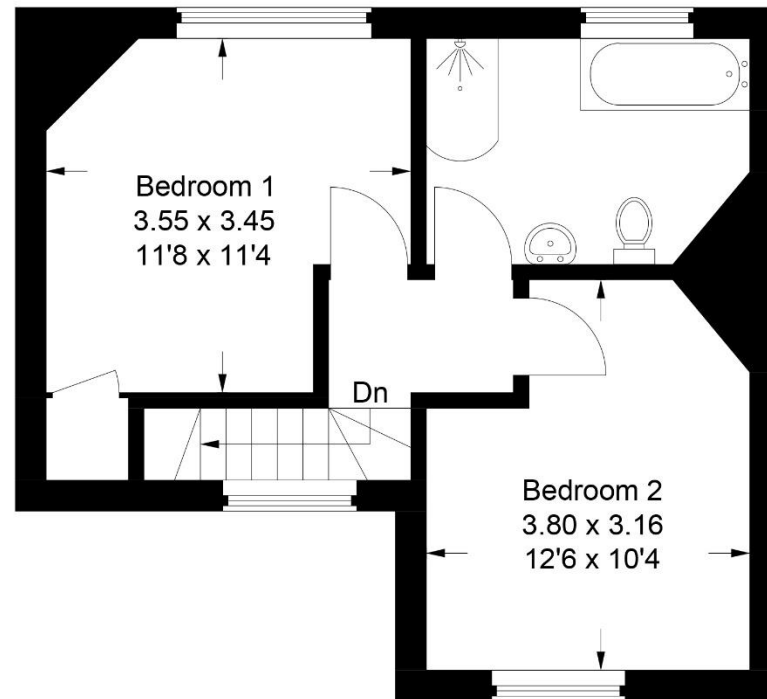


## Vale Road

Approximate Gross Internal Area  
Ground Floor = 40.9 sq m / 440 sq ft  
First Floor = 35.3 sq m / 380 sq ft  
Total = 76.2 sq m / 820 sq ft

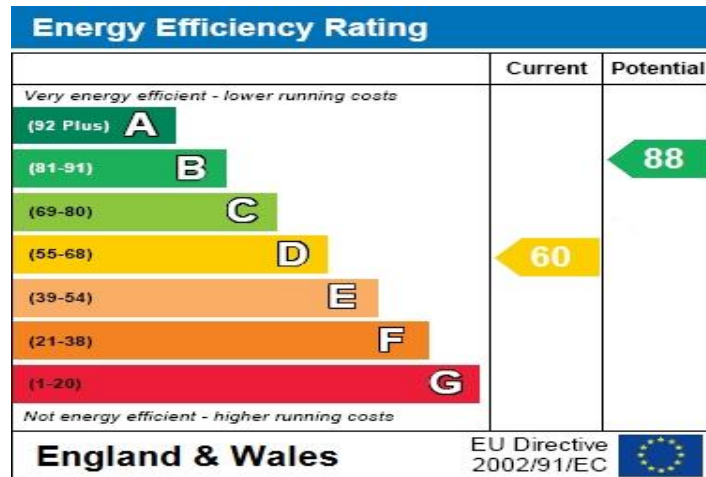


**Ground Floor**



**First 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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#### Important Notice:

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, and 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.

