



**19 Walton Road, Bushey – WD23 2JE**

In Excess of **£525,000**





This beautifully presented extended 3 bedroom semi detached home in North Bushey offers generous and versatile living space, ideal for modern family life. An entrance lobby leads into a spacious living room, while the heart of the home is the impressive open-plan modern fitted kitchen and dining room. The dining area flows seamlessly into a bright conservatory, creating a wonderful open-plan space that is perfect for both everyday living and entertaining. The conservatory features bifolding doors that open onto a well maintained garden with a large decked patio, ideal for relaxing, outdoor dining, and social gatherings. Upstairs, the property offers three well proportioned bedrooms and a family bathroom. Additional benefits include double glazing, gas central heating, and residents' permit parking. Conveniently located close to local shops, schools, Watford Town Centre, and nearby train stations, the property provides easy access to amenities and transport links, making it a superb home for comfortable and connected living.





- Extended 3 Bedroom Semi Detached House
- Immaculately Presented
- Downstairs WC
- Spacious Ground Floor Accommodation
- Modern Kitchen & Bathroom
- Well Presented Rear Garden
- Residents Permit Parking
- Close To Local Amenities

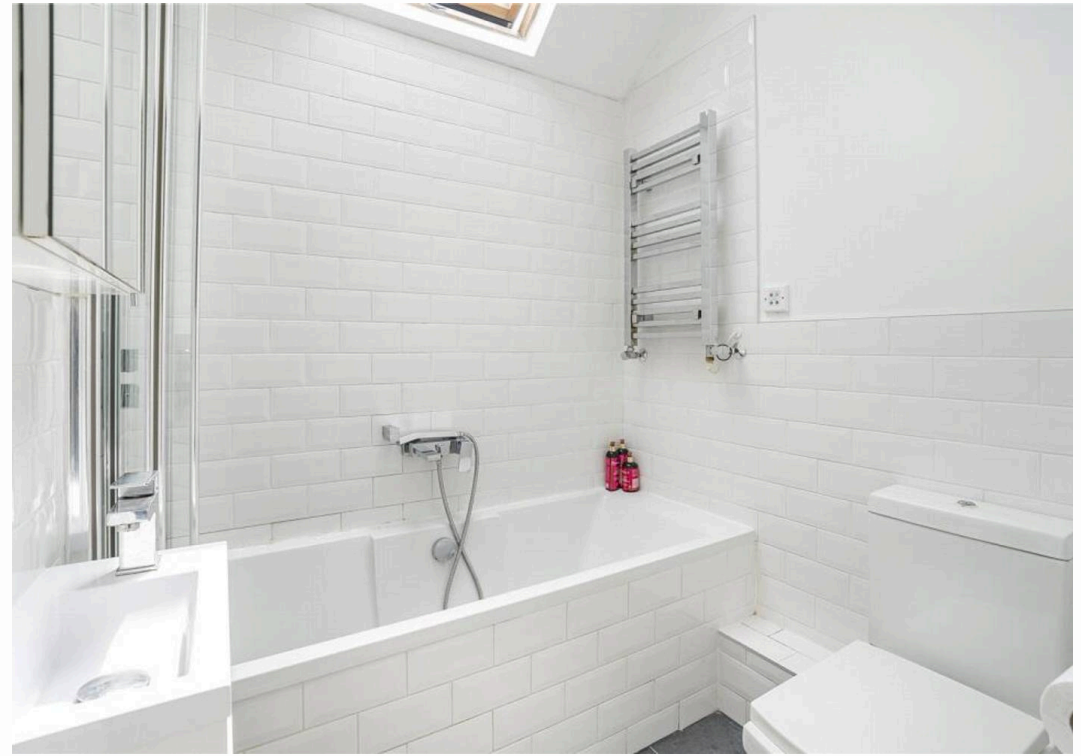
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



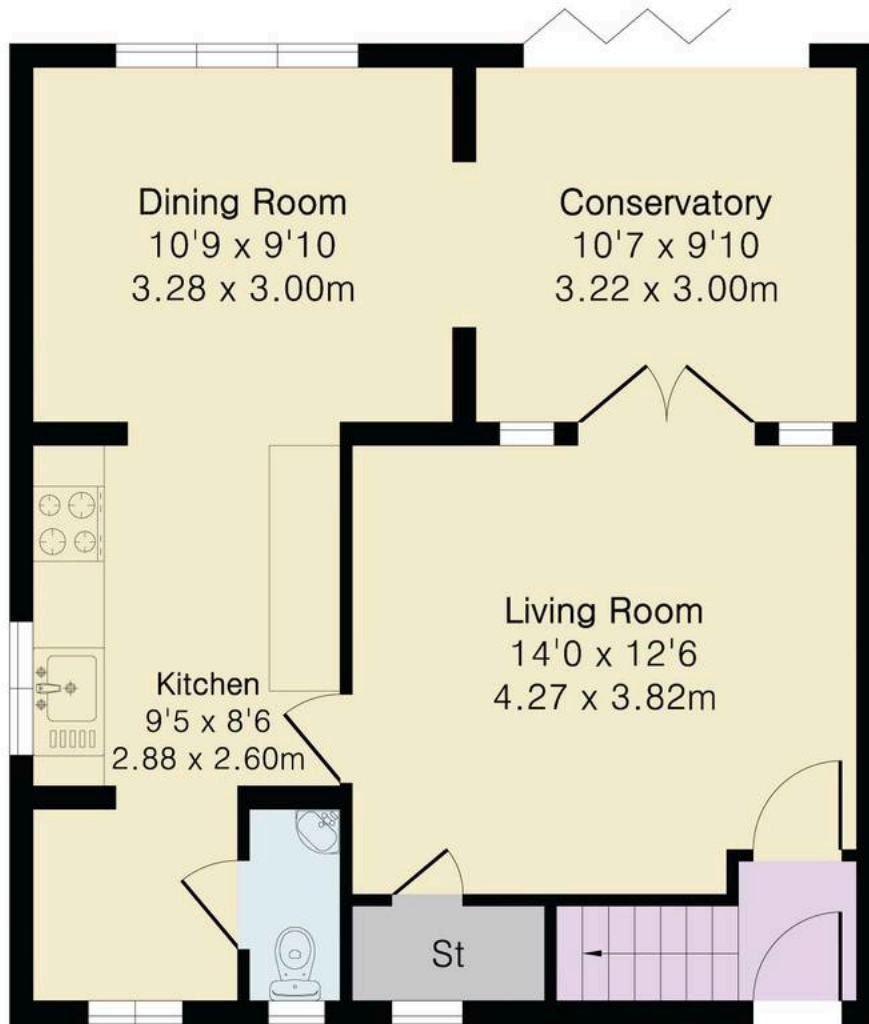




# Approximate Gross Internal Area 946 sq ft - 88 sq m

Ground Floor Area 593 sq ft – 55 sq m

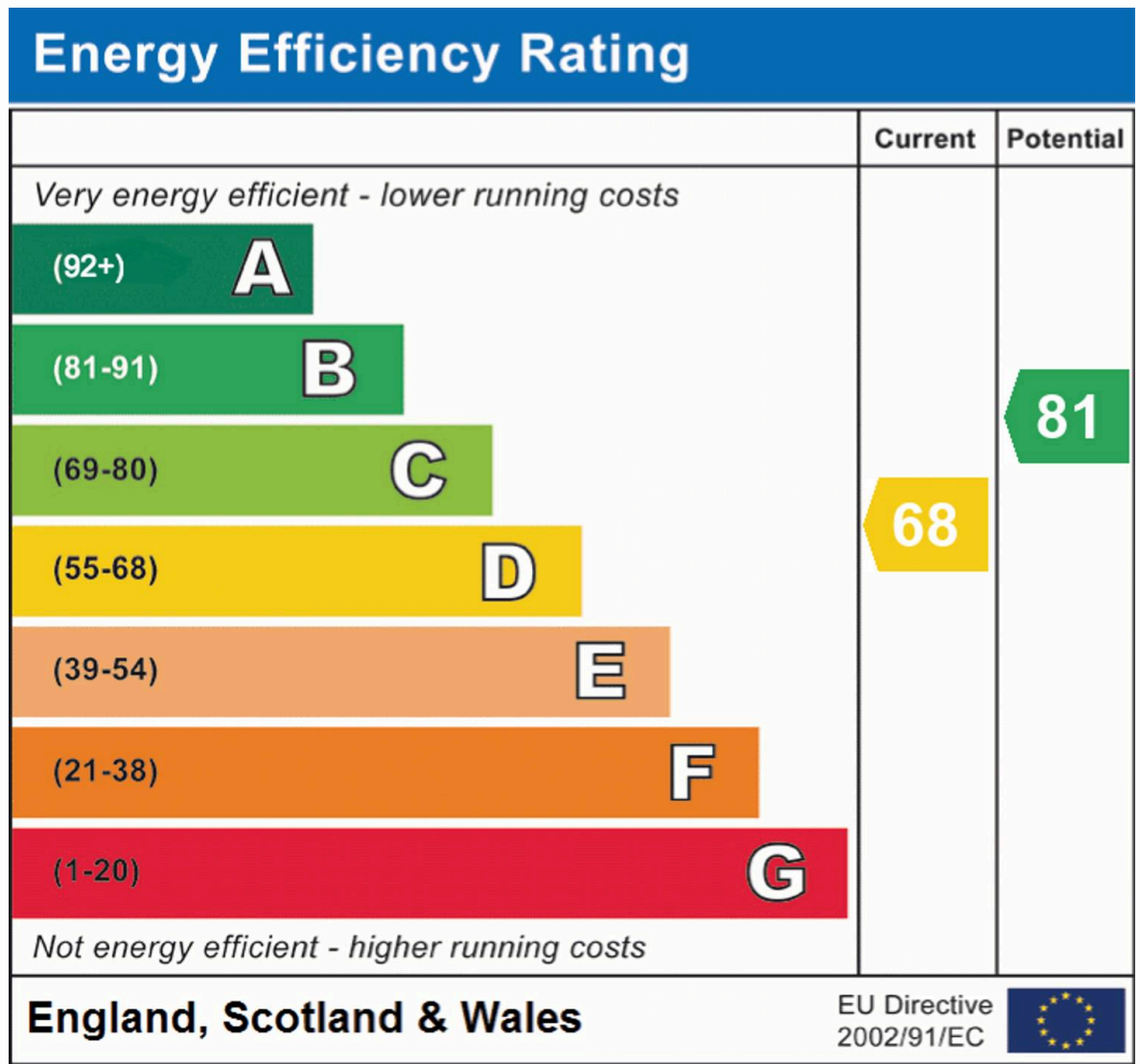
First Floor Area 353 sq ft – 33 sq m



Ground Floor



First Floor



## Churchills – Bushey

Churchills Estate Agents, 72 High Street – WD23 3HE

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[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.