CHAIN FREE



FOR SALE · BUSHEY WD23

GUIDE PRICE

# The Vale

Vale Road, Bushey, Hertfordshire WD23 2FT

## £350,000

Leasehold · Chain free

| 2 | 1 | 1 | 655 sq ft | B (81) |
|---|---|---|---|---|
| BEDROOMS | BATHROOM | RECEPTION | APPROX. FLOOR AREA | EPC RATING |

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*There's a particular pleasure in opening your bedroom doors straight onto a garden. The road is behind you, the trees take over the view, and on summer mornings the day starts outside with a coffee on the patio.*





This two-bedroom ground-floor apartment is at The Vale, a 2017 development on Vale Road, Bushey, WD23, and is offered chain free.

### ARRIVING HOME

Walk back from the station, or drive through the gates into the undercroft car park, where your numbered space is waiting, so there's no circling the streets after work. Stairs lead up from the car park, and there's level access on foot from the street. A video entryphone answers the communal door. Inside the flat, a central hallway with a storage cupboard links every room.

### EVENINGS IN AND HAVING FRIENDS ROUND

Everyday life happens in the kitchen/sitting room. At approximately 25'0 x 10'10, it has room for a sofa, a dining table and friends round for dinner without anyone being in the way. The kitchen is at one end, so whoever's cooking stays part of the conversation. Grey gloss handleless units, white metro tiles and under-cabinet lighting give it a clean finish, and a double oven and tall fridge freezer are built in. At the far end, French doors open onto the trees.

### A GARDEN FROM YOUR BEDROOM

The main bedroom, approximately 16'5 x 11'8, is the room you'll love most. It has fitted wardrobes on both sides of the bed, and French doors open onto a paved patio and lawn of approximately 22'6 x 12'8, screened by mature trees. Under the lease the garden is communal, but no other flat opens onto it and there's no other way in, so in practice it's the view from your bed. The current owners have added trellis, planters and a table and chairs on the patio.

### SLEEPING AND WORKING

The second bedroom, approximately 11'10 x 9'2, has a built-in wardrobe. It works as a guest room or as a permanent home office with a door you can close at the end of the day. Broadband of up to 1,800 Mb/s is available for video calls. The tiled bathroom has a bath with an overhead shower and glass screen, a heated towel rail and a full-width mirror.

### READY TO MOVE INTO

At approximately 655 sq. ft / 60.9 sq. m, this is a modern, well-kept home with nothing to do but unpack. It holds an EPC rating of B (81). Heating and hot water come from the building's communal system through a unit in the flat, and are metered so you pay for what you use. For a first-time buyer, outside space on the doorstep and your own parking space are a rare combination. For an investor, an EPC B rating is already above the C standard confirmed for rented homes by 2030.



## AN EASY COMMUTE

Bushey station is around eight minutes' walk away, on the London Overground Lioness line and London Northwestern Railway, with the fastest trains reaching Euston in about 16 minutes. The 142 and 258 buses stop right outside the building. The 142 runs to Watford Junction one way and through Stanmore and Edgware, for the Northern line, to Brent Cross Shopping Centre the other. The 258 heads to Watford Junction or to Harrow. Watford High Street station is about 0.7 miles away, and drivers can reach junction 5 of the M1 in about 1.75 miles.

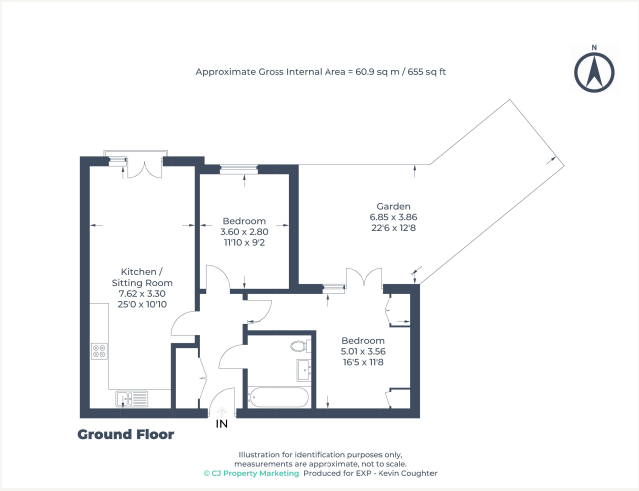
## LOCAL LIFE

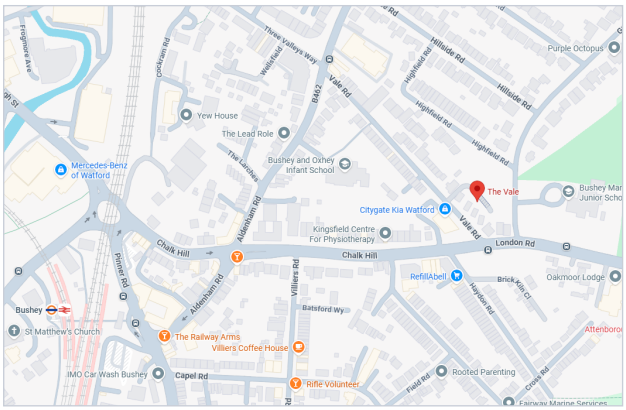
Oxhey Village is on your doorstep. Saturday mornings can start with fresh bread and cakes from C. Loveday & Son and a flat white at Villiers Coffee House, one of the owners' favourites. On the way home from the station, they also like a drink at The Rifle Volunteer or The Victoria. A short walk uphill, Bushey Village is quaint but far from sleepy, with plenty of restaurants, cafés and bars for dinner out or drinks with friends. When you want space, Bushey Manor Field and Attenborough Fields are both within walking distance, with wide open green space and a real countryside feel. Watford has a wider choice of shops when you need them. For the future, Bushey Manor Junior School and Bushey and Oxhey Infant School, both rated Good by Ofsted, are around 0.1 miles away.









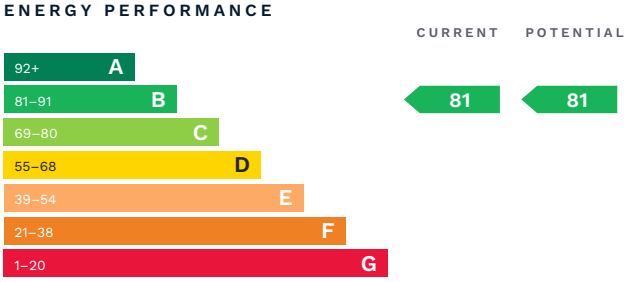




Map data ©2026 Google

## LOCATION

| | |
|---|---|
| **8 min** | Walk to Bushey station |
| **16 min** | Fastest trains to Euston |
| **0.7 mi** | Watford High Street station |
| **1.75 mi** | M1, junction 5 |
| **0.1 mi** | Two schools rated Good by Ofsted |

## ENERGY PERFORMANCE




## KEY INFORMATION

| | |
|---|---|
| **Tenure** | Leasehold, 125 years from 1 January 2017, so 115 years remaining |
| **Ground rent** | £350 per annum, fixed |
| **Service charge** | £2,271.34 per annum, including a reserve fund. No changes or major works notified. |
| **Council tax** | D |
| **EPC** | B (81) |
| **Heating** | Communal system, metered per flat |
| **Garden** | Communal under the lease, reached only from this flat |
| **Parking** | One numbered space in a gated undercroft car park |
| **Accessibility** | Ground floor, with level access from the street |
| **Services** | Mains electricity, water and drainage |
| **Broadband** | Ultrafast available, up to 1,800 Mb/s |
| **Flood risk** | Rivers and sea very low, surface water low |
| **Reference** | KC1457 |

# Arrange a private viewing

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SCAN FOR THE VIDEO TOUR

These particulars are a guide only and do not form part of any offer or contract. Measurements, distances and journey times are approximate, and photographs are for illustration. Buyers should verify all details, including tenure and charges, through their own advisers.