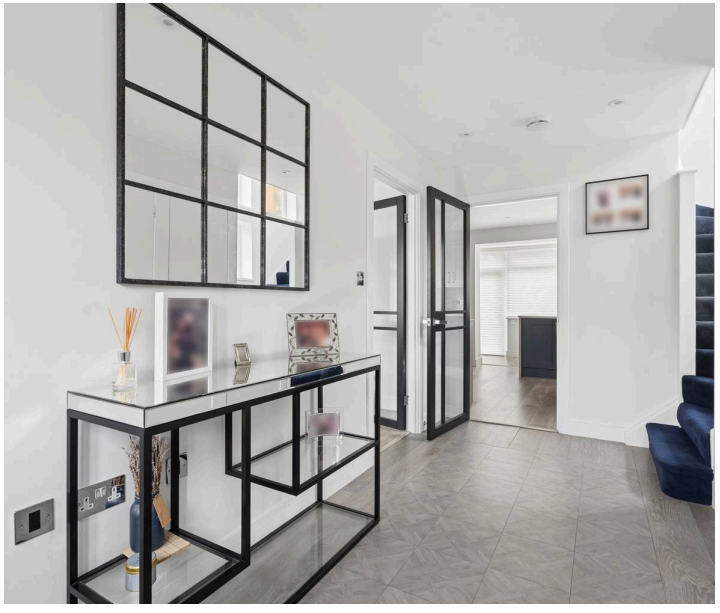


30 Woodfield Rise, Bushey - WD23 4QS

£1,150,000

ChurchillsBushey







Situated in a sought-after residential location on a pleasant turning off Little Bushey Lane, this spacious 1950 built 3 bedroom detached home offers versatile accommodation and excellent parking facilities. The property features an entrance hall with useful storage cupboards, three reception rooms, one of which is currently used as an office but could serve as a fourth downstairs bedroom, and a kitchen/breakfast room with a separate utility room and two ground-floor WCs. To the first floor are three generous double bedrooms and a family bathroom fitted with a four-piece suite. Further benefits include double glazing, gas central heating and an attractive east-facing rear garden with a large patio, ideal for outdoor entertaining. To the rear, two single garages are approached via a private block-paved driveway providing additional parking for up to four cars. Conveniently located close to Bushey High Road, with its excellent selection of shops, cafés and restaurants, this appealing home combines spacious living with a desirable residential setting.







- Spacious 3 Bedroom Detached House
- Open Plan Living Accommodation
- Kitchen/ Breakfast Room With Separate Utility Room
- 3 Double Bedrooms
- 2 Downstairs WC's
- East Facing Rear Garden
- 2 Garages & Off Street Parking
- Sought After Residential Location In Bushey Heath
- Boiler located in the loft

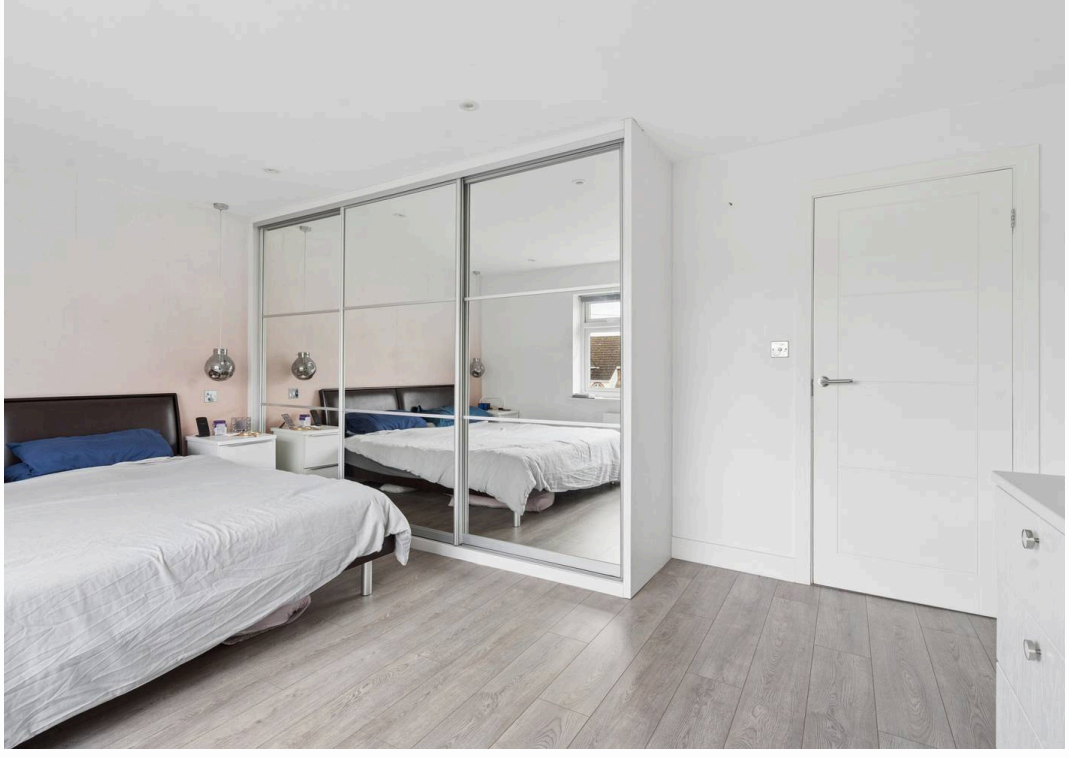
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C













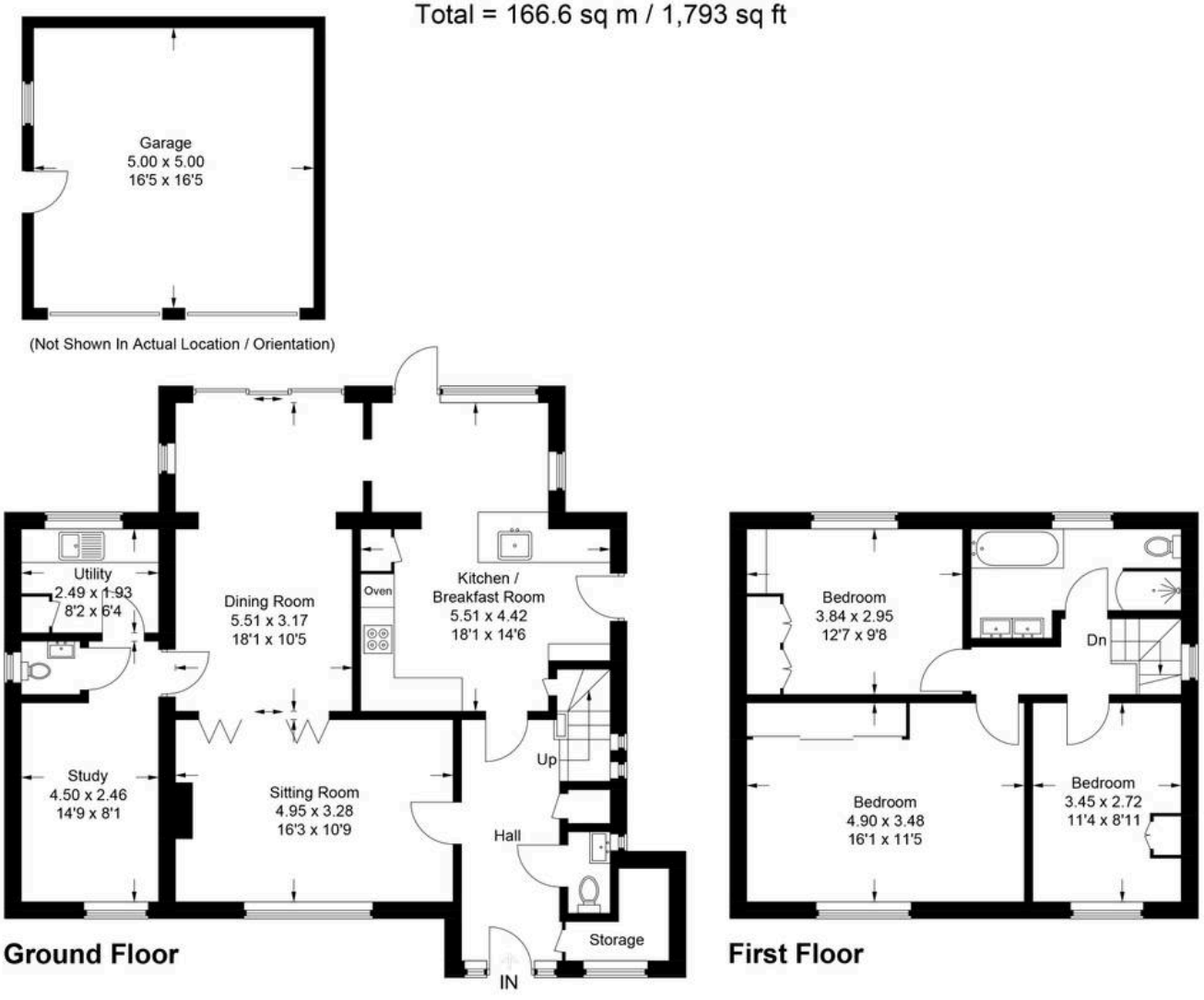






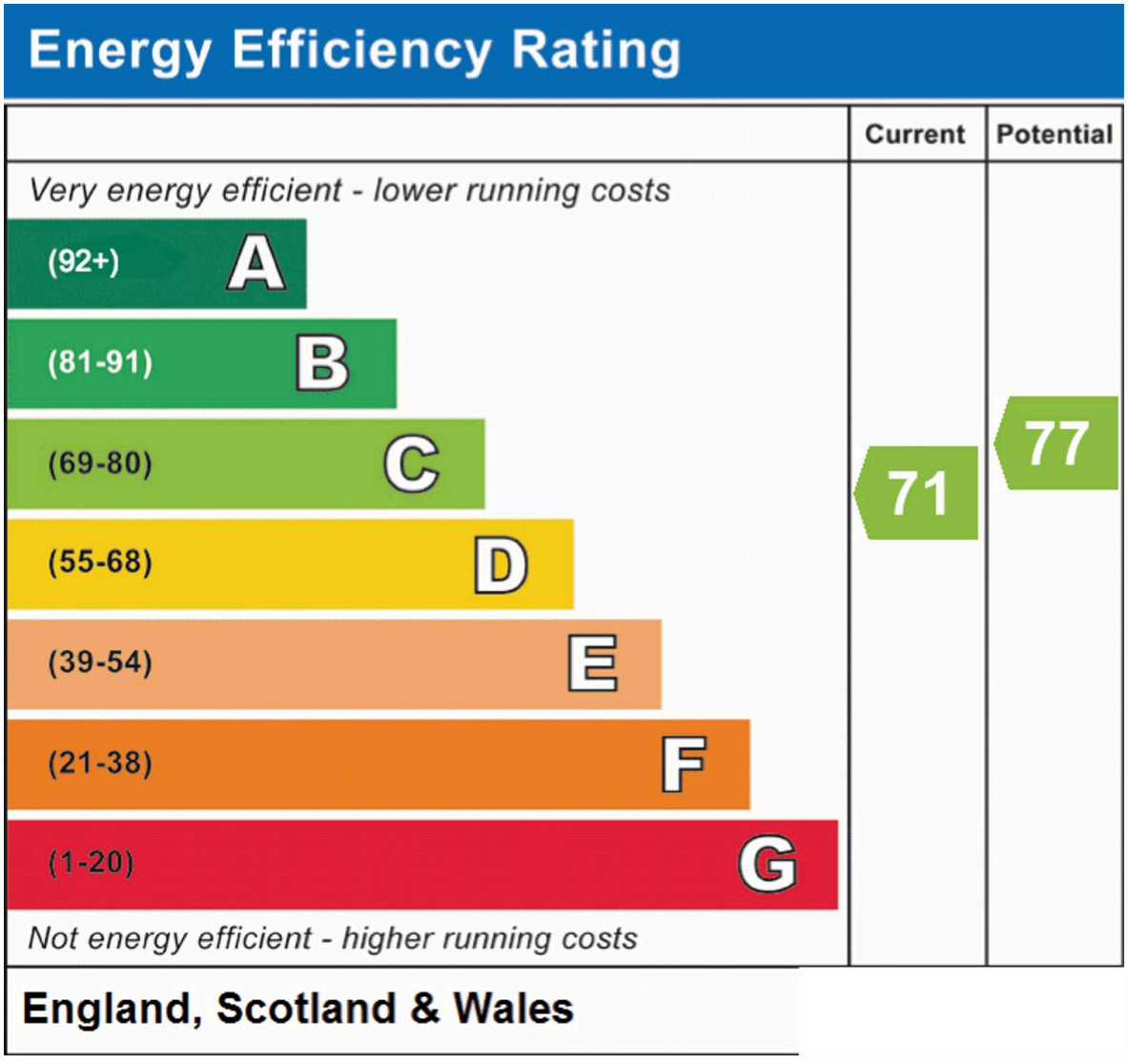
Woodfield Rise

Approximate Gross Internal Area
Ground Floor = 90.1 sq m / 970 sq ft
First Floor = 51.5 sq m / 554 sq ft
Garage = 25.0 sq m / 269 sq ft
Total = 166.6 sq m / 1,793 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.

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Churchills - Bushey

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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.