



51 Mill Way, Bushey – WD23 2AF

Offers Over **£600,000**

 **Churchills**Bushey



Set in the ever-popular area of **North Bushey**, this impressive three-bedroom semi-detached home offers a fantastic combination of **space, style and versatility**, making it an ideal choice for modern family living.

Upon entering, you are welcomed by a bright entrance hall with access to a **useful dedicated home office**, perfect for those working remotely. The real highlight of the home is the impressive **open-plan living and entertaining space**, featuring stylish laminate wood flooring and a contemporary fitted kitchen.

The **bi-folding doors open directly onto the rear garden**, creating a wonderful connection between the indoor and outdoor spaces and making this an ideal home for entertaining, relaxing or enjoying family time. A **ground-floor bathroom** adds further convenience.

Upstairs, there are **three well-proportioned double bedrooms**, providing excellent accommodation for a growing family or those looking for additional space.

Outside, the property continues to impress with **block-paved off-street parking to the front**, while a shared driveway provides access to the **rear garage**. The generous rear garden is mainly laid to lawn, with a **decked patio area** and attractive far-reaching rear views.





The location is another major advantage, with excellent access to the A41 and M1, reputable local schools and **Watford Junction mainline station**, providing fast and convenient connections into London.

A superb opportunity to acquire a spacious and beautifully presented family home in a sought-after North Bushey location, offering flexible living space, excellent entertaining areas and superb transport links.

- A 3 Bedroom Semi Detached House
- Large Rear Extension
- Open Plan Living Accommodation
- Ground Floor Bathroom
- Downstairs Office
- Garage & Off Street Parking
- Rear Garden With Views To The Rear
- Convenient Location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

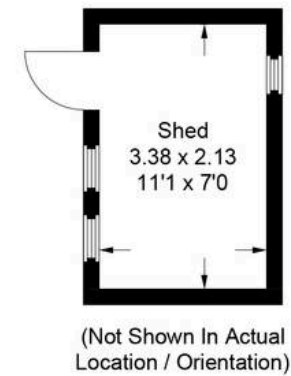
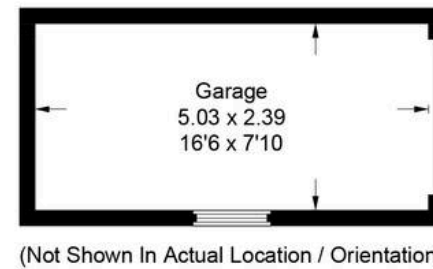
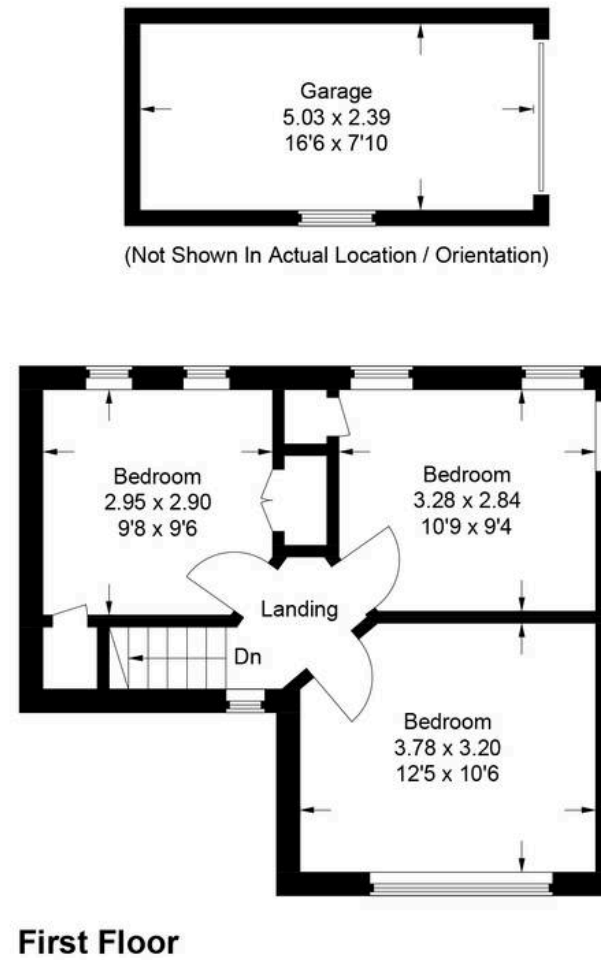
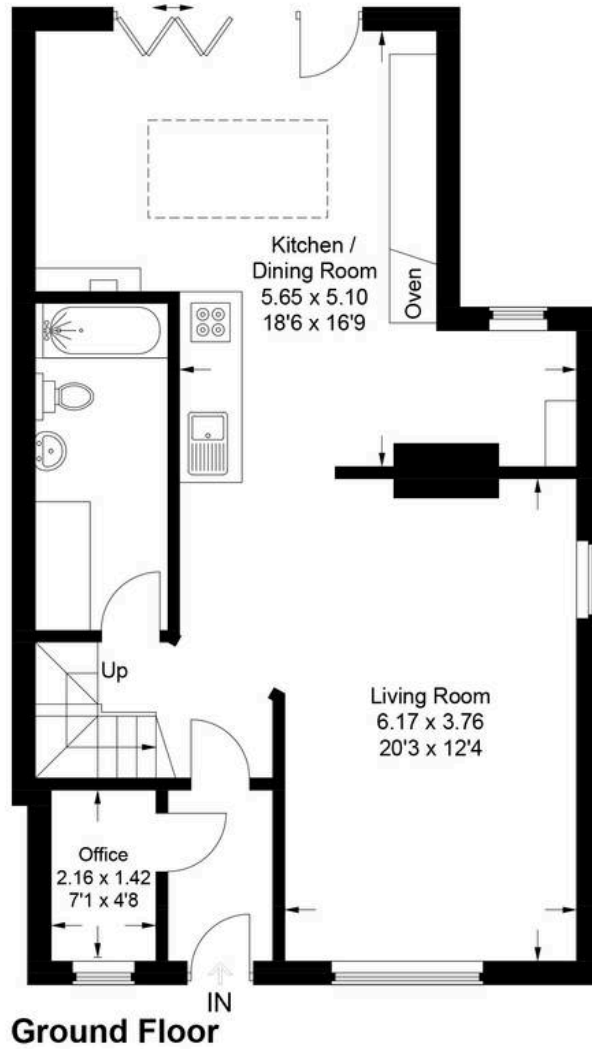






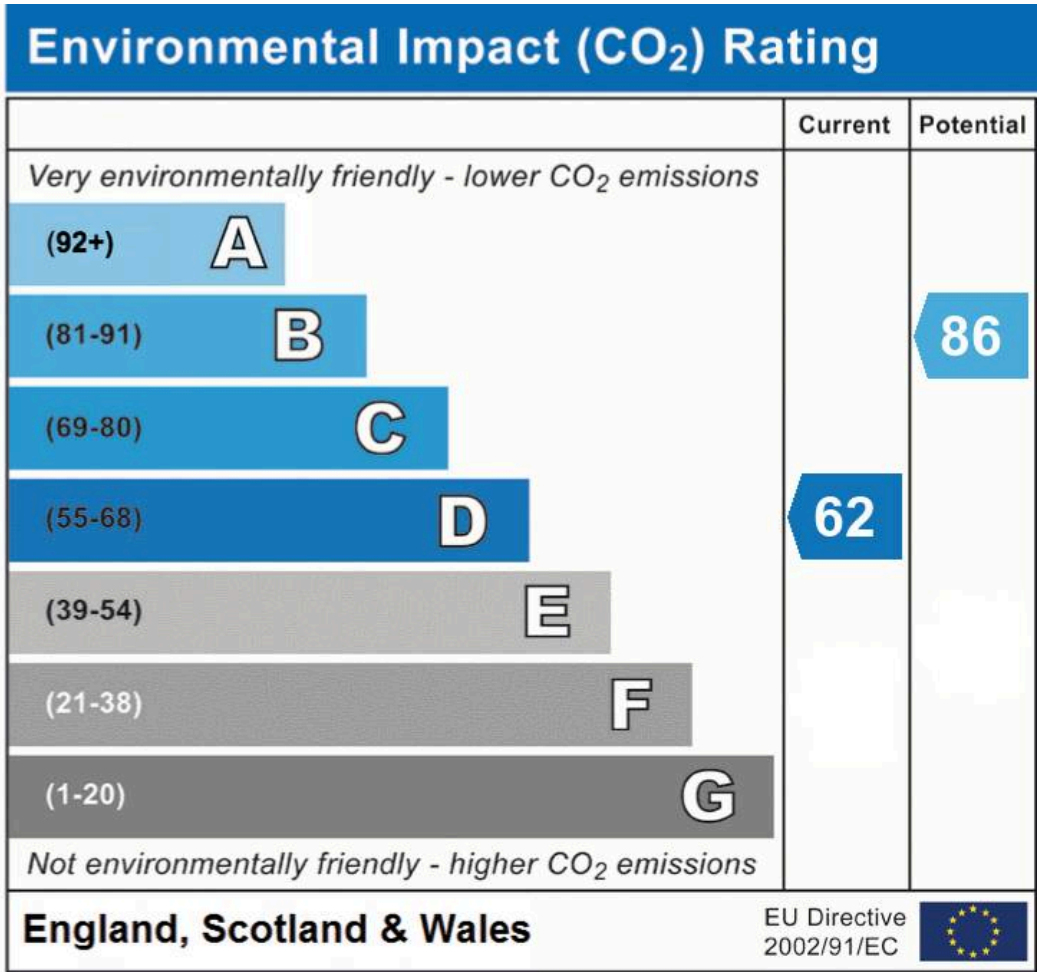
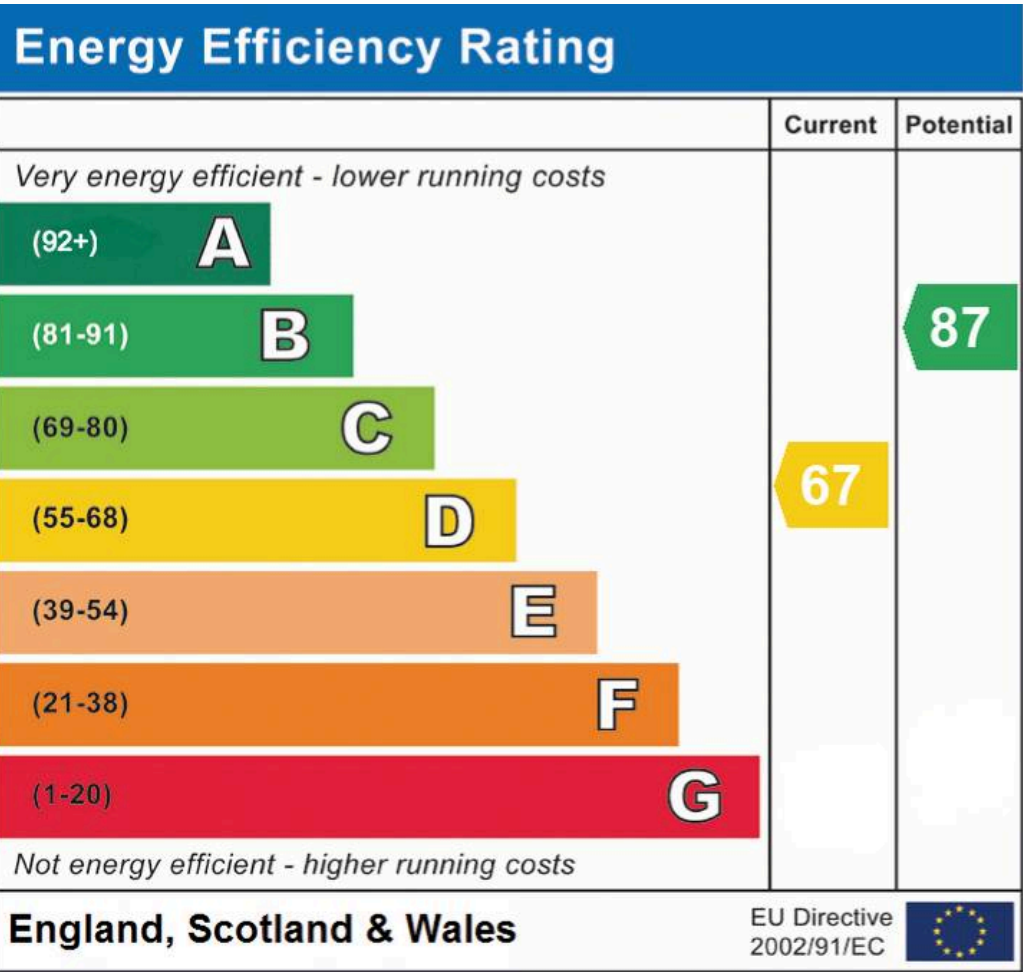
Mill Way

Approximate Gross Internal Area
 Ground Floor = 76.3 sq m / 821 sq ft
 First Floor = 36.2 sq m / 390 sq ft
 Outbuildings = 19.4 sq m / 209 sq ft
 Total = 131.9 sq m / 1,420 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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