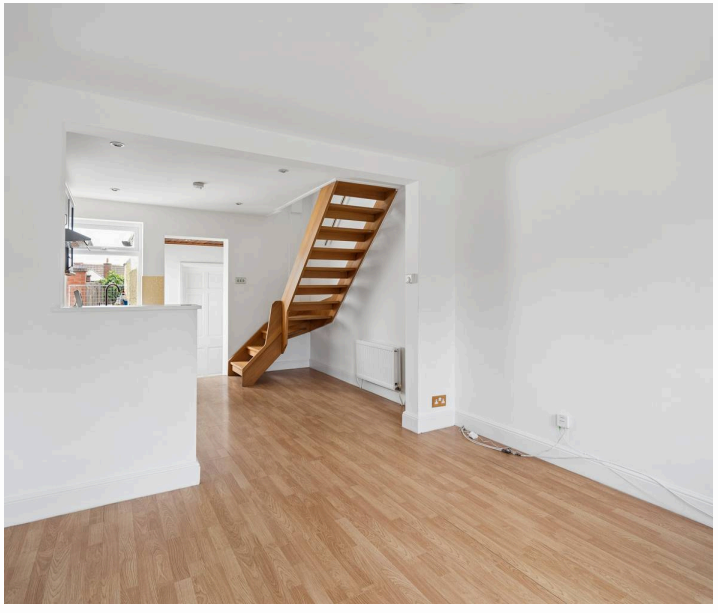
3 Grove Cottages, Falconer Road - WD23 3AE

Offers Over **£425,000**

ChurchillsBushey



This charming 2 bedroom mid-terrace cottage, originally built in the early 1900s and recognised on Hertfordshire's list of locally important buildings in Hertsmere, offers a wonderful blend of character and modern convenience. Recently redecorated throughout, the home features double-glazed replacement sash windows, laminate wood flooring, and gas central heating. The accommodation opens directly into a bright lounge with an open-plan layout flowing into the kitchen and dining space, while a newly fitted bathroom is conveniently located on the ground floor. Both double bedrooms benefit from fitted wardrobes, providing excellent storage. Outside, an attractive south-west front garden creates a welcoming setting, complemented by the advantage of an allocated parking space to the rear of the garden. Situated in the heart of the sought after Bushey Village, the property is within easy reach of local shops, restaurants, schools, and everyday amenities, and is offered with no upper chain, making it an ideal opportunity for buyers seeking a character home in a highly desirable location.

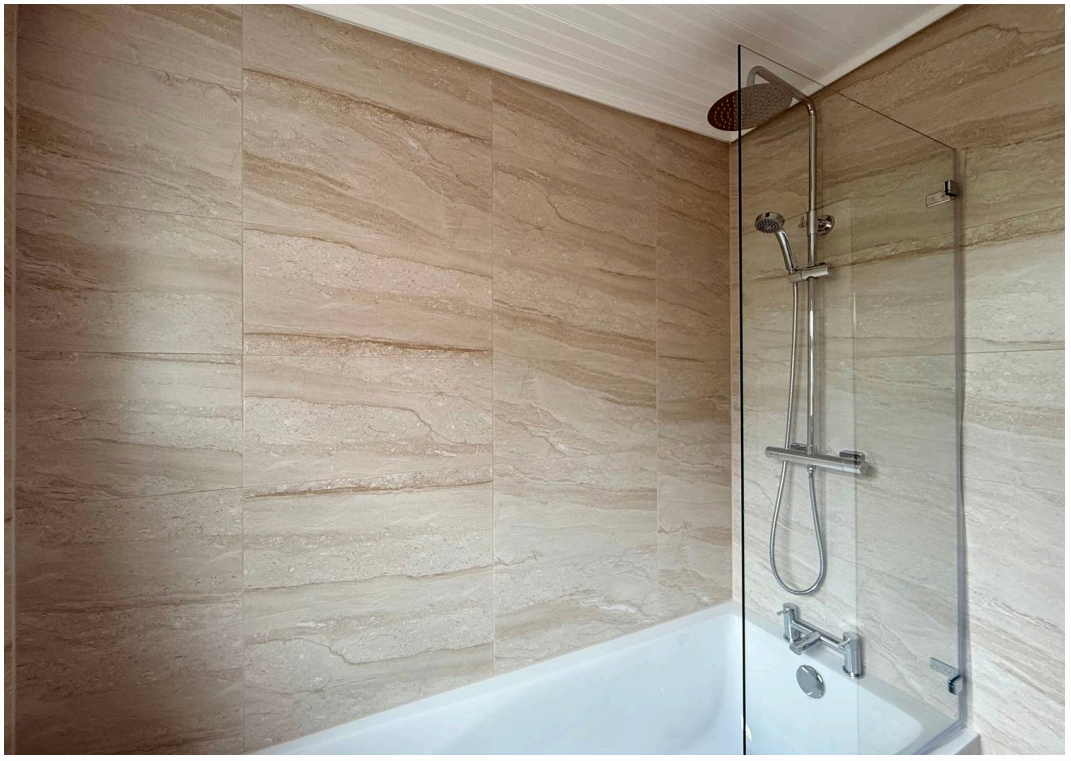
- Charming 2 Bedroom Cottage
- Situated In Bushey Village
- Open Plan Living Accommodation
- Both Bedrooms Are Doubles & Have Fitted Wardrobes
- Newly Fitted Ground Floor Bathroom
- Replacement Sash Windows
- South West Facing Front Garden
- Off Street Parking
- No Upper Chain

Council Tax band: D

Tenure: Freehold

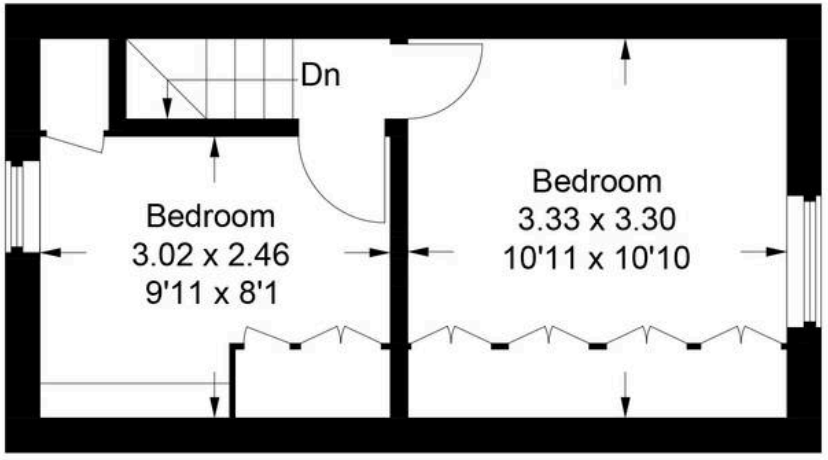
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

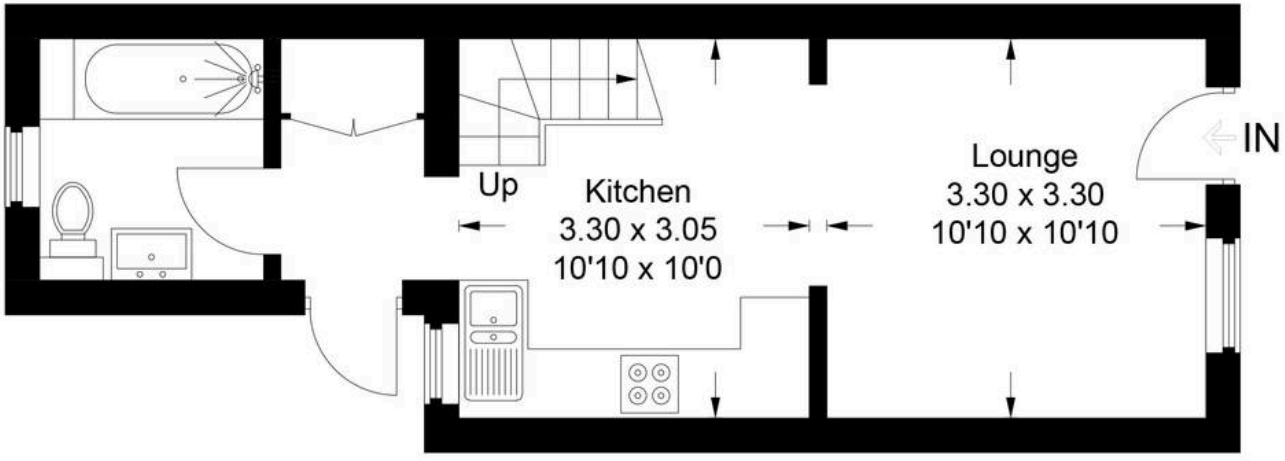


Grove Cottages

Approximate Gross Internal Area
Ground Floor = 29.3 sq m / 315 sq ft
First Floor = 21.4 sq m / 230 sq ft
Total = 50.8 sq m / 546 sq ft



First Floor



Ground 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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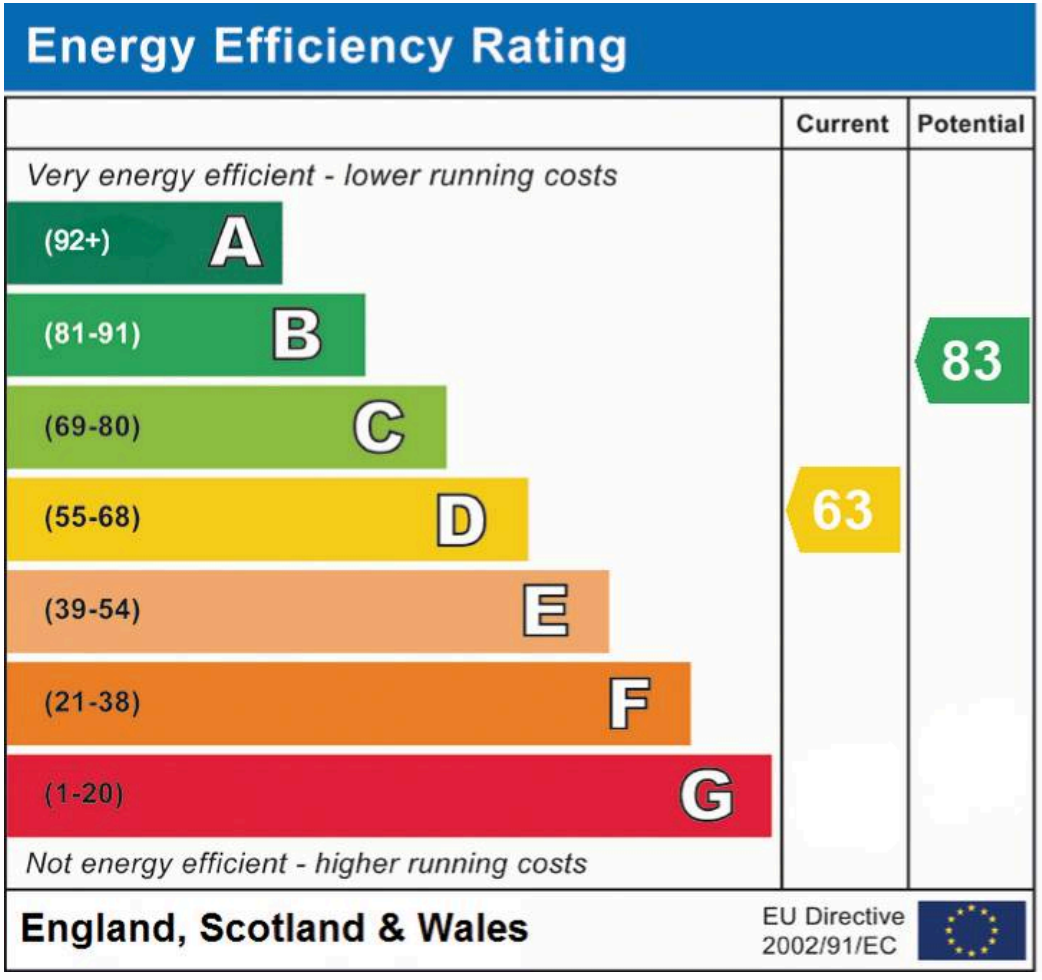

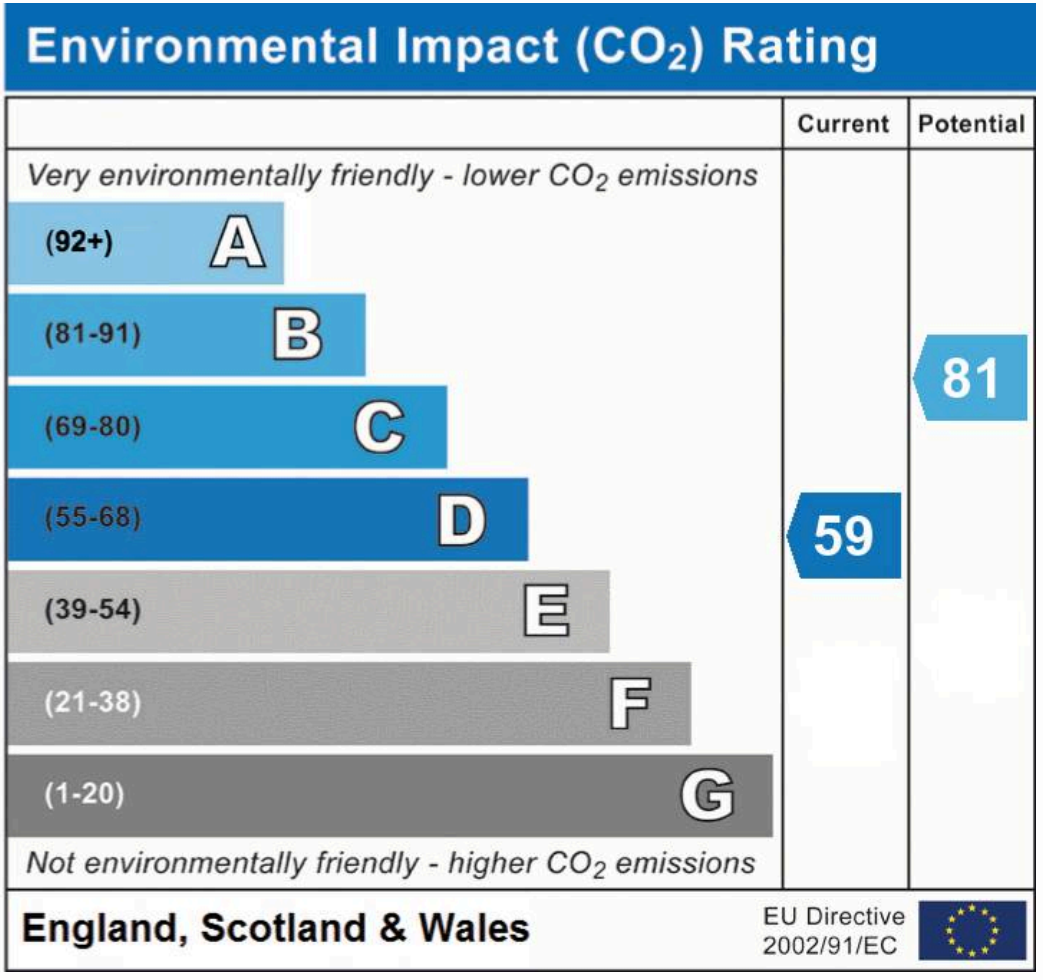

Churchills - Bushey

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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.