



22 Walton Road, Bushey – WD23 2JE
£615,000





Dating back to 1901, this beautifully presented 3 double bedroom, 2 bathroom character home effortlessly combines period charm with modern family living. Extended and enhanced by a loft conversion, the property offers spacious and versatile accommodation arranged over three floors. Original features, including fireplaces, the front door and varnished wooden floorboards, add to the home's timeless appeal. The welcoming entrance hall leads to a spacious through lounge with an attractive original fireplace, creating a warm and inviting space for both relaxing and entertaining. To the rear, the fitted kitchen features granite worktops and a Butler sink, with direct access to the delightful rear garden, which also benefits from rear access, ideal for outdoor dining and family enjoyment. On the first floor are two bedrooms, including a generous principal bedroom with a feature fireplace, alongside an impressively large four-piece family bathroom. The top floor offers a further bedroom with its own bathroom, making it ideal for guests, a teenager's retreat or a home office. Additional benefits include resident permit parking and a highly convenient location close to local shops, schools, Watford Town Centre and nearby train stations, providing excellent access to everyday amenities and commuter links.



- Extended 3 Double Bedroom 2 Bathroom Terrace House
- Well Presented Throughout
- Original Period Features
- Attractive Fireplaces
- Spacious Bathroom On First Floor
- Loft Conversion
- Lovely Rear Garden
- Residents Permit Parking
- Close To Local Amenities
- Magna Clean Unit In Kitchen
- Granite Worktops & Butler Sink in Kitchen

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C













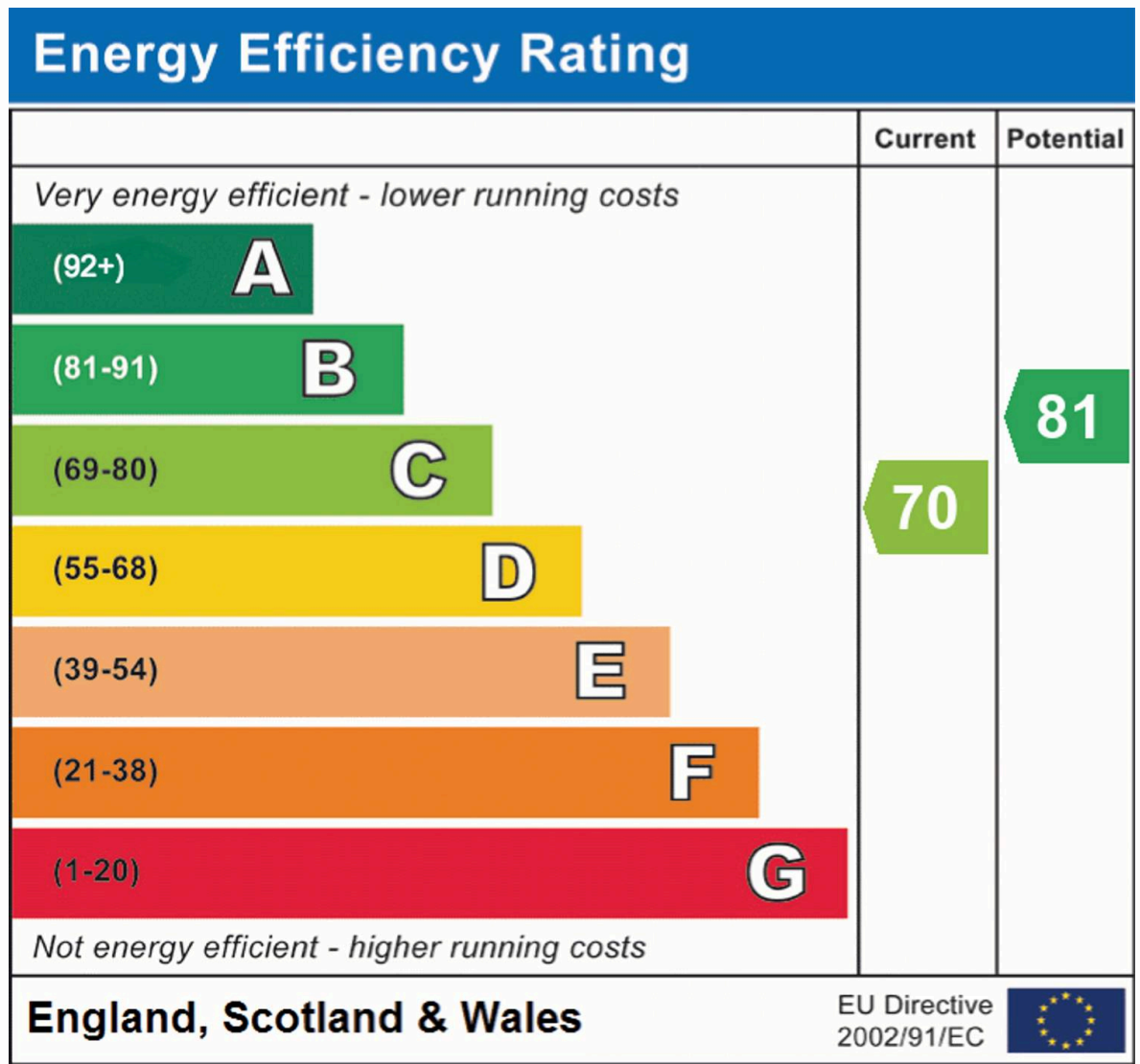
Walton Road

Approximate Gross Internal Area
Ground Floor = 44.1 sq m / 475 sq ft
First Floor = 43.7 sq m / 470 sq ft
Second Floor = 28.6 sq m / 308 sq ft
(Including Eaves)
Total = 116.4 sq m / 1,253 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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