



7 Griffiths Close, Bushey – WD23 3EY

Offers Over **£800,000**

 **Churchills**Bushey



This modern 4 bedroom, 3 bathroom link-detached home built in 2017 and nestled within a highly sought after development in Bushey. The property offers a spacious and well designed layout, beginning with an inviting entrance hall and a convenient downstairs WC. The bright 17ft living room flows seamlessly into a 19ft fully fitted kitchen and dining room, complemented by a separate utility room. All four bedrooms are generously sized doubles, with two featuring en-suite shower rooms, in addition to a stylish family bathroom. The home benefits from gas central heating, double glazing, and attractive Amtico flooring in parts. Externally, there is a private rear garden, as well as a detached garage accessed via the property own driveway and sheltered by a carport. There is also potential for further extension, subject to the usual planning permissions. Offered with no upper chain, this is an exceptional opportunity to acquire a beautifully presented family home in a desirable location.





- A Modern 4 Double Bedroom 3 Bathroom Link Detached House
- Fully Fitted Kitchen With Separate Utility Room
- Downstairs WC
- Gas Central Heating/ Double Glazing
- Scope For Extension (stpp)
- Garage With Driveway & Carport
- No Upper Chain

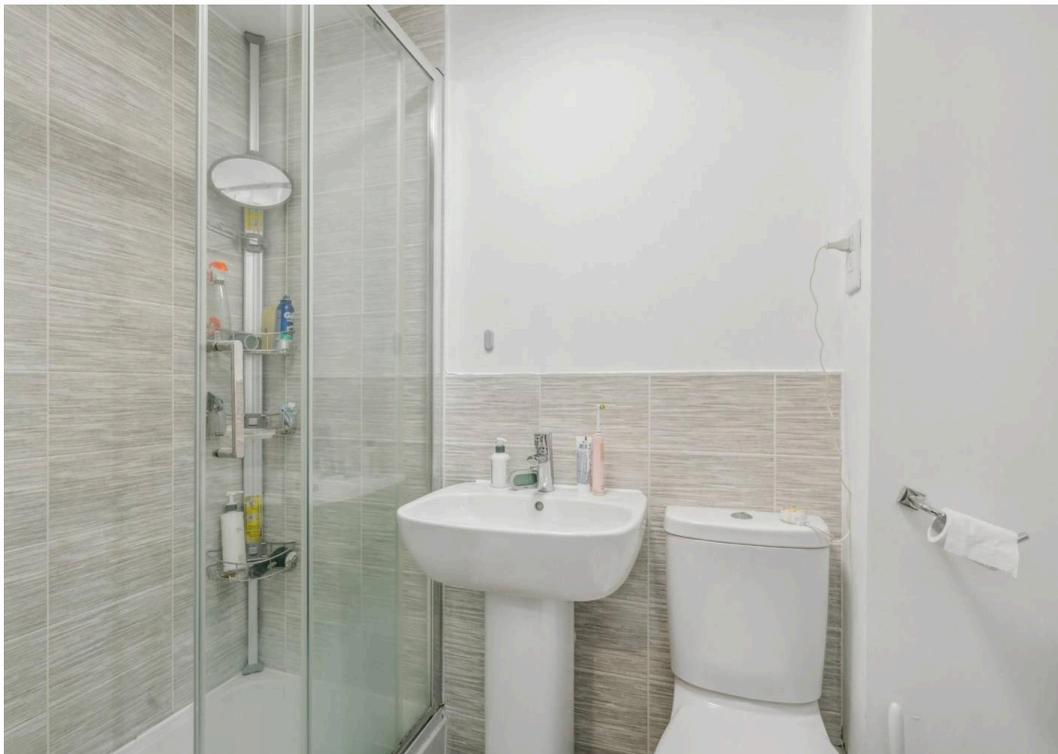
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B





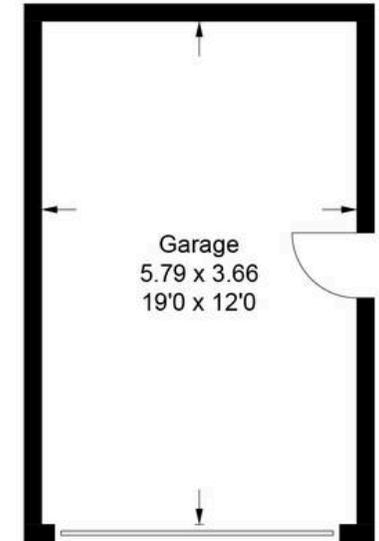
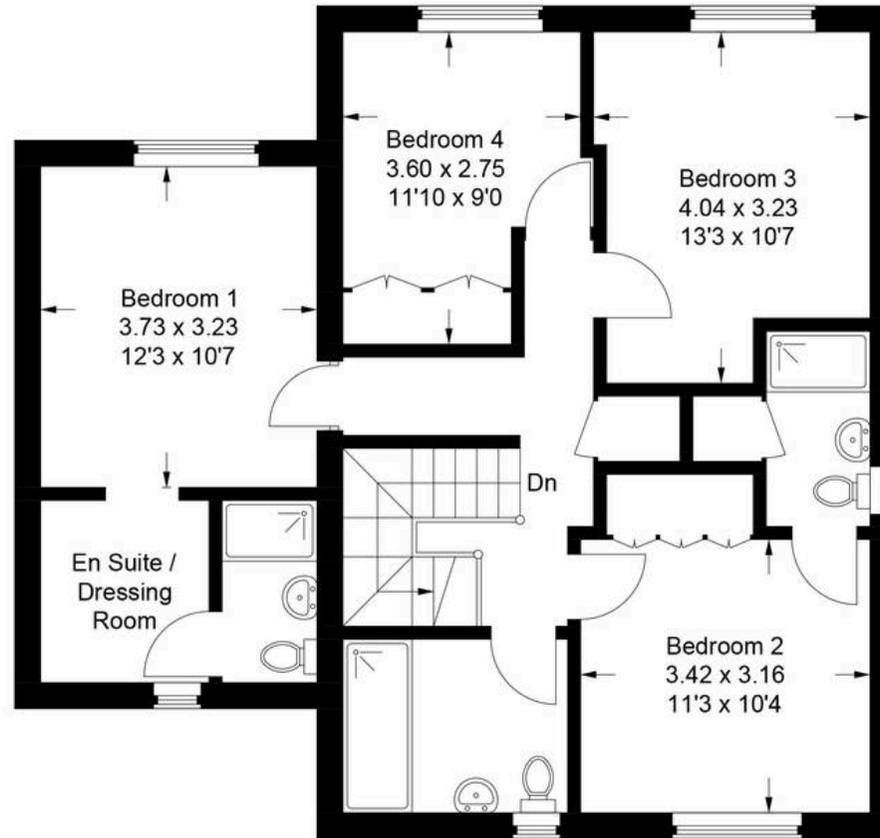
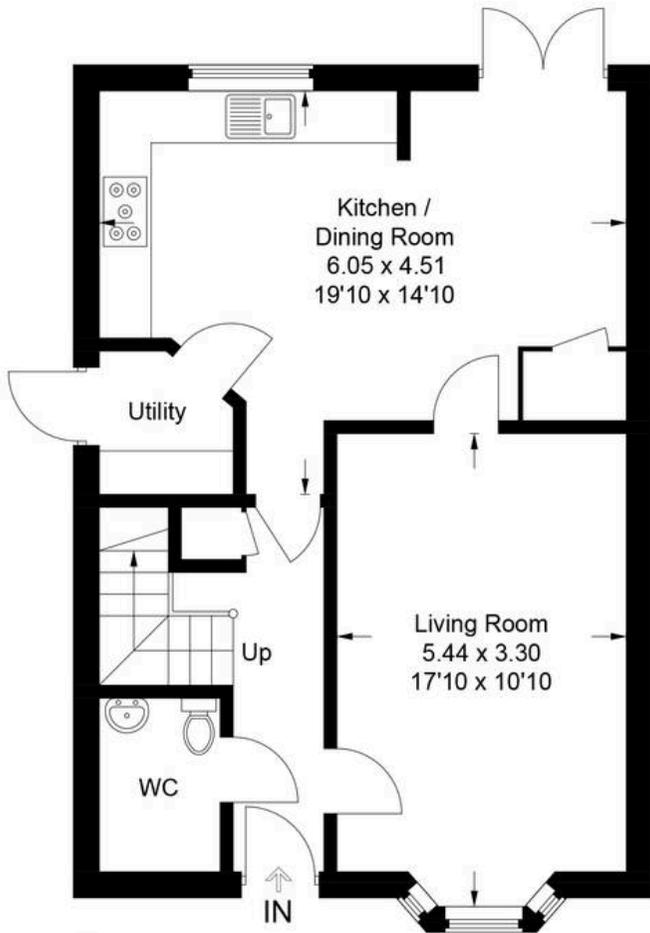








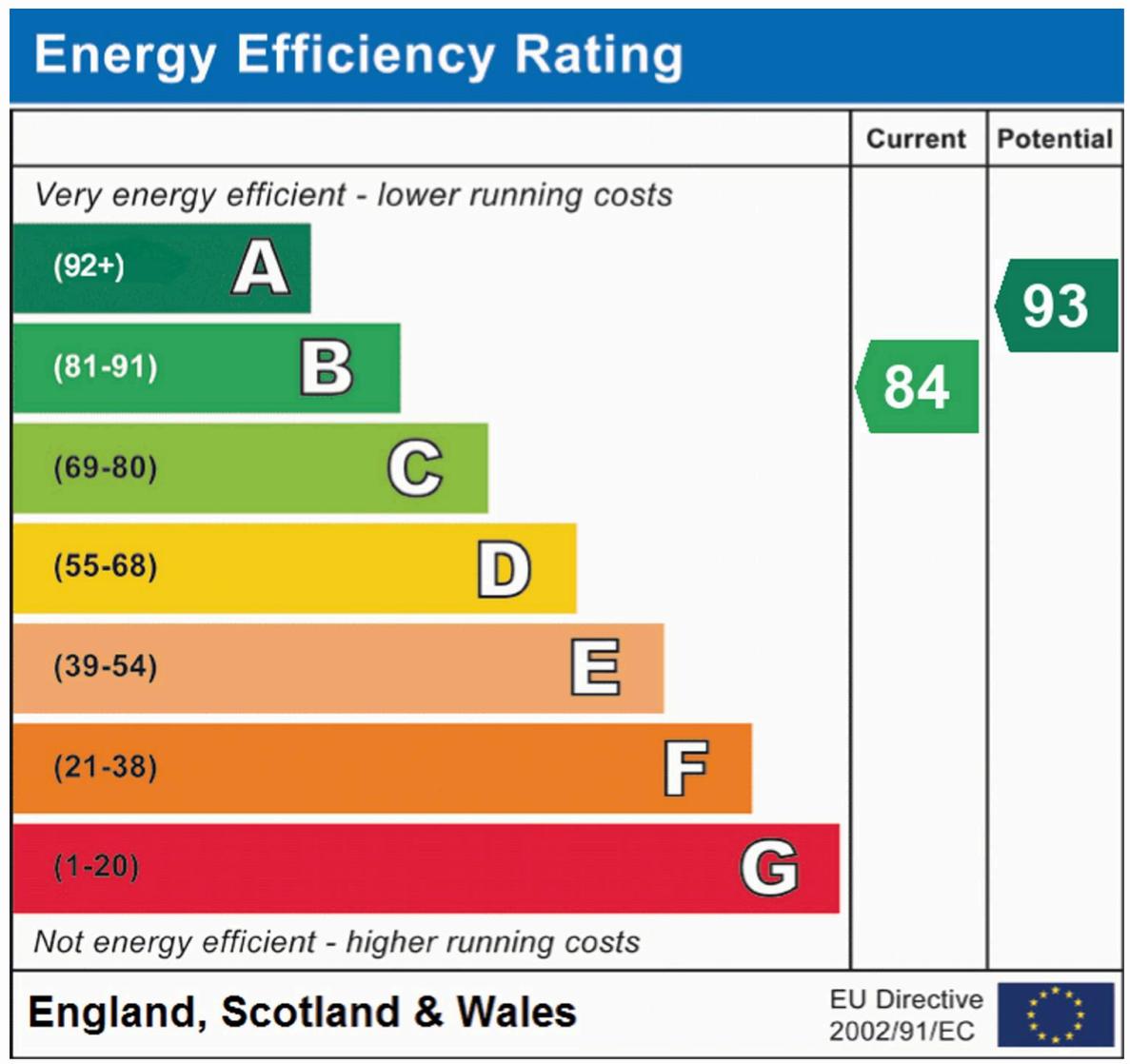
Approximate Gross Internal Area = 131.6 sq m / 1416 sq ft
Garage = 21.2 sq m / 228 sq ft
Total = 152.8 sq m / 1,644 sq ft



(Not Shown In Actual Location / Orientation)

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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