



193 Little Bushey Lane, Bushey, WD23 4RX

Price £725,000 Freehold

4  2 

 ChurchillsBushey



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193 Little Bushey Lane, Bushey, Hertfordshire, WD23 4RX

- Extended 4 Bed 2 Bath Semi
- Well Presented
- 2 Separate Reception Rooms
- Kitchen/ Diner With Separate Utility
- Main Bed & Shower Room on 2nd Floor
- Large Rear Garden
- Off Street Parking
- Energy Rating: E

AN EXTENDED 4 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE, WELL PRESENTED THROUGHOUT, FRONT RECEPTION ROOM, 16FT LIVING ROOM 14FT KITCHEN/ DINER WITH SEPARATE UTILITY ROOM, 3 BEDROOMS AND FAMILY BATHROOM ON THE FIRST FLOOR, MAIN BEDROOM & SHOWER ROOM ON THE SECOND FLOOR, GAS CENTRAL HEATING, DOUBLE GLAZING, APPROX 120FT MATURE REAR GARDEN, OFF STREET PARKING TO THE FRONT FOR SEVERAL CARS, SOUGHT AFTER RESIDENTIAL LOCATION CLOSE TO LOCAL SCHOOLS & A41/ M1 MOTORWAYS







ENTRANCE HALL

Staircase to the first floor with cupboard under, wood flooring

FRONT RECEPTION ROOM 13'7" (4.14m) Into Bay x 11'5" (3.48m)

Modern electric fire place (not working), picture rail, alcove shelving, double glazed windows to the front bay

LIVING ROOM 16'8" (5.08m) x 10'5" (3.18m)

Wood flooring, gas fire with back boiler for central heating, double glazed sliding patio doors leading out to the garden

KITCHEN/ DINER 14'0" (4.27m) x 13'0" (3.96m)

Range of modern wall and base units, working surfaces, inset stainless steel 1 1/2 sink unit with drainer, built-in Bosch double electric oven with Whirlpool gas hob and Neff extractor hood over, fridge/ freezer, plumbing for dishwasher, ample space for dining table, wood flooring, inset spotlights, double glazed window to rear aspect and double glazed door leading out to the garden, door to utility room

UTILITY ROOM 15'1" (4.6m) x 6'1" (1.85m)

Wall and base units, working surfaces, stainless steel sink unit with drainer, plumbing for washing machine, space for tumble dryer, inset spotlights, vinyl flooring, windows to the front aspect

FIRST FLOOR LANDING

Staircase to the second floor, double glazed window to the side aspect

BEDROOM 2 12'6" (3.81m) x 10'7" (3.23m)

Wardrobe cupboard and airing cupboard housing hot water tank to alcoves, picture rail, double glazed window overlooking the garden

BEDROOM 3 11'5" (3.48m) x 10'7" (3.23m)

Double glazed window to the front aspect

BEDROOM 4 7'11" (2.41m) x 7'6" (2.29m)

Picture rail, double glazed window to the front aspect

FAMILY BATHROOM

Modern white bathroom suite comprising panelled bath with independent shower over, vanity unit with inset wash hand basin, fitted wall mirror, low flush wc, chrome ladder radiator, tiled walls, laminate wood flooring, inset spotlights, double aspect room with double glazed windows to the rear and side.

SECOND FLOOR LANDING

Double glazed window to the side aspect

BEDROOM 1 13'7" (4.14m) x 10'0" (3.05m)

Double aspect room with 2 Velux windows to the front and double glazed window overlooking the garden, eaves storage cupboards, inset spotlights

SHOWER ROOM

Tiled curved shower cubicle, low flush wc, wash hand basin, double glazed window to the rear aspect, inset spotlights, heated towel rail

OUTSIDE

REAR GARDEN

Approx 120ft. Mature well maintained garden with large patio area, pergola, lawn, borders and shrubs, trees, outside tap and lighting, garden shed

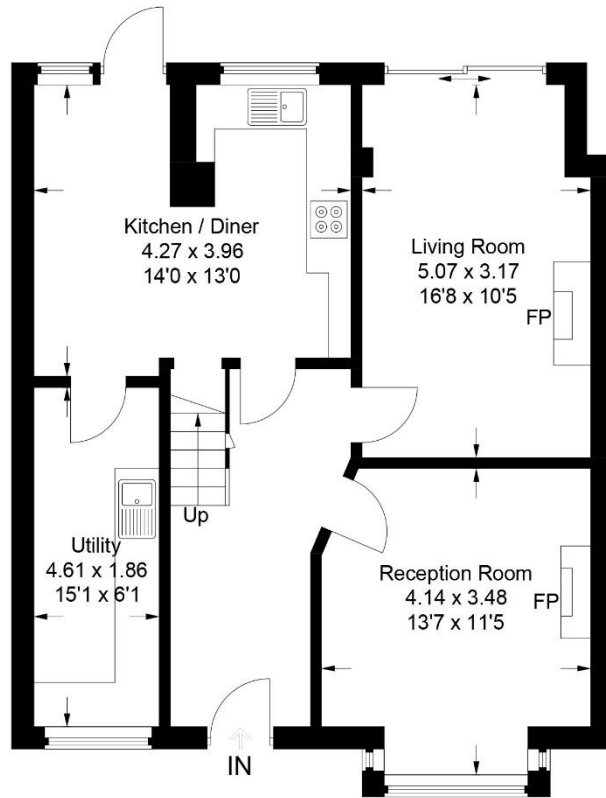
OFF STREET PARKING

Via own driveway providing ample parking to the front of the property

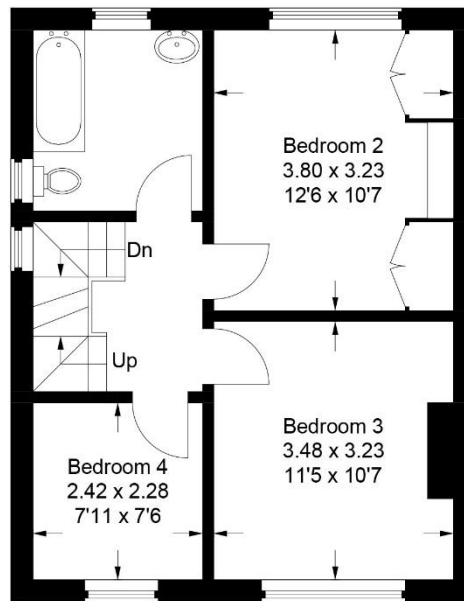
COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2619.51 2024/2025

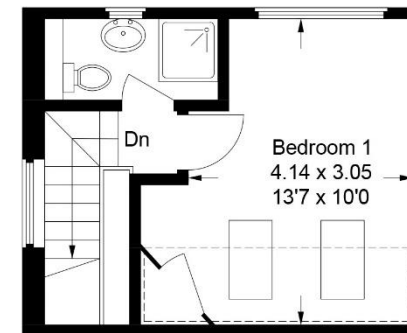
Approximate Gross Internal Area
 Ground Floor = 67.1 sq m / 722 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Second Floor = 20.7 sq m / 223 sq ft
 Total = 130.3 sq m / 1,402 sq ft



Ground Floor

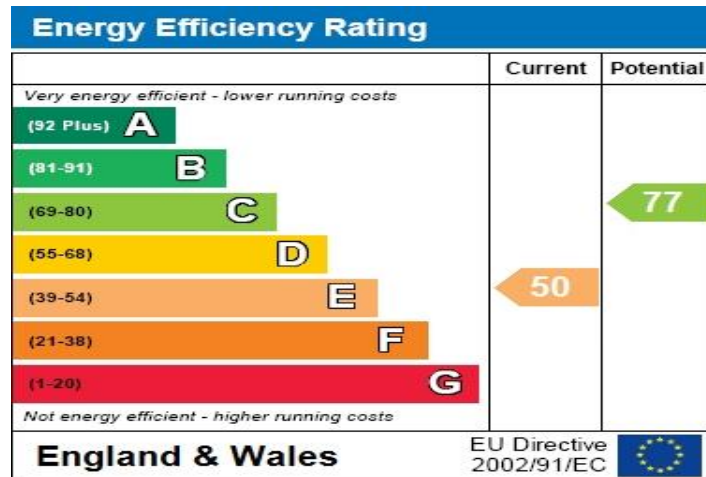


First Floor



Second 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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Important Notice:

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, and 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 confirmed by your solicitor prior to exchange of contracts.

