



## 16 Woodlands Road, Bushey, WD23 2LR

**AN IMPOSING 4 BEDROOM 2 BATHROOM DETACHED HOUSE OFFERING  
VERSATILE ACCOMMODATION & POTENTIAL TO EXTEND (STPP)  
IN NEED OF GENERAL UPDATING.**

24' lounge/dining room, sitting room, 21' kitchen/breakfast room, utility room, 22' double glazed conservatory, study & gym with separate entrance, 25' games room/conservatory, main bedroom with en-suite shower room, 3 further bedrooms & family bathroom, gas central heating, double glazing, garage with carriage driveway to the front, mature rear garden. Sought after residential location off grange road within easy reach of Bushey mainline station

**Price £1,495,000 Freehold**

#### Oxhey

1 Station Approach  
South Oxhey  
WD19 7QP  
020 8428 0540  
fairfieldestates.co.uk

#### Watford

190 Bushey Mill Lane  
Watford  
WD24 7PE  
01923 237771  
fairfieldestates.co.uk

#### Bushey

72 High Street  
Bushey  
WD23 3HE  
020 8950 0033  
churchillsbushey.co.uk

#### Head Office

20b Station Approach  
South Oxhey  
WD19 7QP

Part of the  fairfield family



## ENTRANCE PORCH

Tiled floor, leaded light windows to the front, front door to

## ENTRANCE HALL

Staircase to the first floor, beams to ceiling

## CLOAKROOM

Low flush wc, wash hand basin, tiled floor, double glazed window

## SITTING ROOM

24'0" (7.32m) x 19'9" (6.02m)  
Feature fire place feature, beams to ceiling, double glazed leaded light windows to the front and rear, sliding patio doors leading to the conservatory



## FAMILY ROOM

14'5" (4.39m) x 12'0" (3.66m)  
Approached by double doors, double glazed leaded light windows to the front bay



## KITCHEN/ BREAKFAST ROOM

21'4" (6.5m) x 10'11" (3.33m)  
Range of base units and matching wall cupboards, working surfaces with inset sink, range cooker, plumbing for dishwasher, space for fridge/freezer, tiled floor, inset spotlights, door to utility room, double glazed leaded light windows overlooking the garden and door to the side



## UTILITY ROOM

6'8" (2.03m) x 4'9" (1.45m)  
Plumbing for washing machine and tumble dryer, base units, tiled floor, double glazed window

## CONSERVATORY

21'9" (6.63m) x 10'9" (3.28m) Max  
Double glazed windows and double doors to the garden access to the study, wood laminate flooring



## STUDY

14'0" (4.27m) x 7'5" (2.26m)  
Double glazed window, doors to the garage, gym and double doors to the second conversation/ games room



## GAMES ROOM

25'11" (7.9m) x 18'0" (5.49m)  
Older style double glazed windows and double doors to the garden, wall light points



## GYM

14'0" (4.27m) x 7'5" (2.26m)  
Skylight, double glazed door to the front

## FIRST FLOOR LANDING

Spacious landing with feature stained glass window

## BEDROOM 1

19'9" (6.02m) x 13'0" (3.96m)  
Range of fitted wardrobe cupboards and drawers, double glazed leaded light windows to the front, spotlights, door to en-suite



## EN-SUITE SHOWER ROOM

11'0" (3.35m) x 6'9" (2.06m)  
Shower cubicle, low flush wc, fitted cupboards with inset wash hand basin, tiled walls and floor, inset spotlights, double glazed leaded light window



## BEDROOM 2

17'11" (5.46m) x 15'4" (4.67m)  
Into Bay  
Fitted wardrobe cupboards, inset spotlights, double glazed leaded light windows to the front

## BEDROOM 3

11'9" (3.58m) x 11'2" (3.4m)  
Double aspect room with double glazed leaded light windows to the side and rear, fitted wardrobe cupboards

## BEDROOM 4

12'0" (3.66m) x 7'1" (2.16m)  
Double glazed leaded light window to the rear



## FAMILY BATHROOM

9'0" (2.74m) x 7'5" (2.26m)  
Panelled bath with mixer taps and shower attachment, low flush wc, bidet, wash hand basin, tiled walls and floor, inset spotlights, double glazed window



## OUTSIDE

## MATURE REAR GARDEN

Patio area, lawn, borders and shrubs  
garden shed, outside tap and lighting  
gated side access

## GARAGE

17'4" (5.28m) x 10'11" (3.33m)  
Up and over door to the front, single door to the study, light and power, gas fired central heating boiler



## CARRIAGE DRIVEWAY

To the front of the property providing ample off street parking

## COUNCIL TAX

Hertsmere Borough Council

Tax Band G

£3407.26 2023/2024

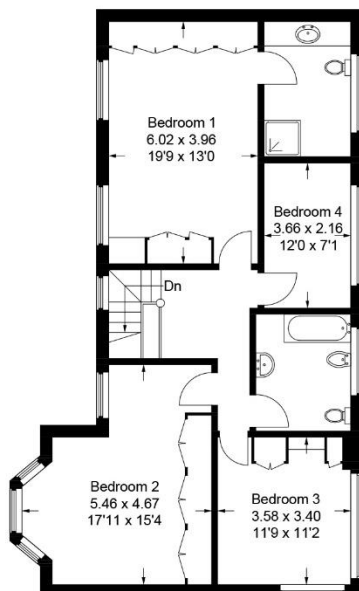




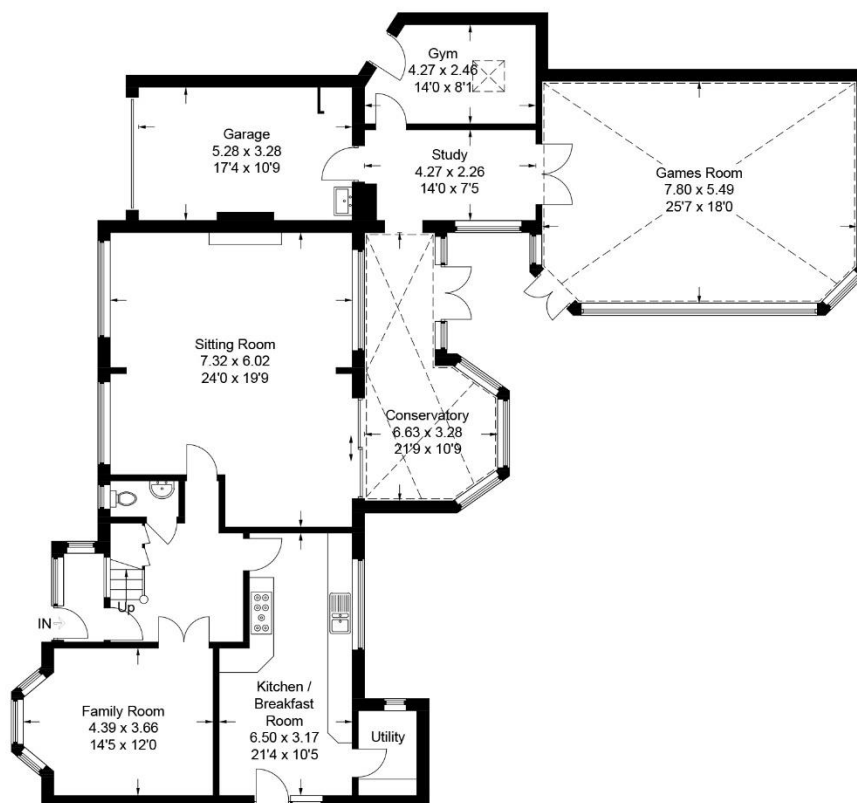




Approximate Gross Internal Area  
 Ground Floor = 198.1 sq m / 2132 sq ft  
 First Floor = 90.2 sq m / 971 sq ft  
 Total = 288.3 sq m / 3103 sq ft



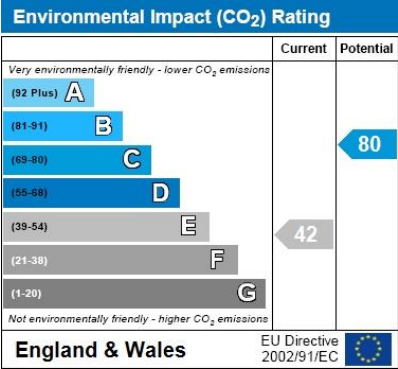
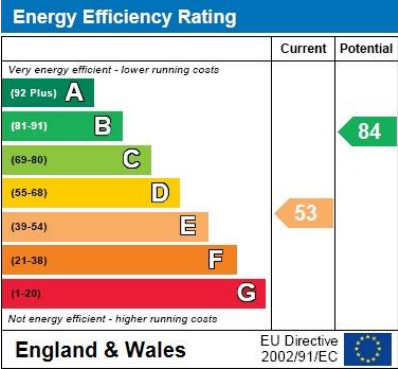
First Floor



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.

ENERGY PERFORMANCE  
GRAPH



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