



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



16 Woodlands Road, Bushey, WD23 2LR

**AN IMPOSING 4 BEDROOM 2 BATHROOM DETACHED HOUSE
OFFERING VERSATILE ACCOMMODATION & POTENTIAL TO EXTEND (STPP)
ENTRANCE PORCH, ENTRANCE HALL, CLOAKROOM
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
MASTER 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 £1,345,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

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

MASTER BEDROOM

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

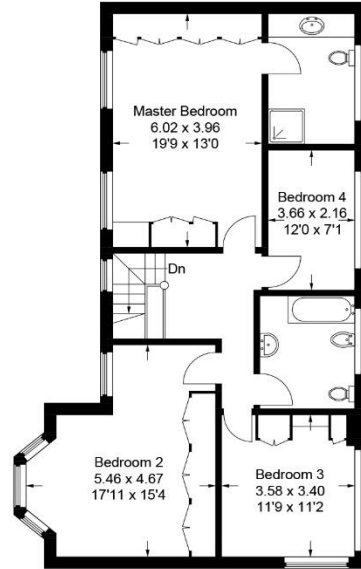
CARRIAGE DRIVEWAY

To the front of the property providing ample off street parking

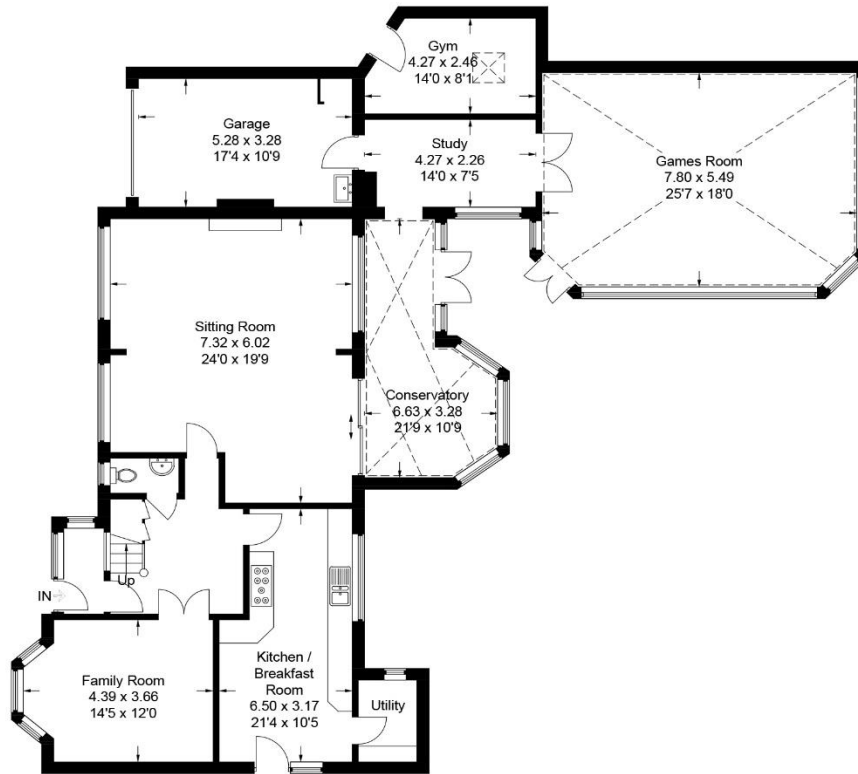
COUNCIL TAX

Hertsmere Borough Council Tax
Band G £2879.79 (2019-2020)

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



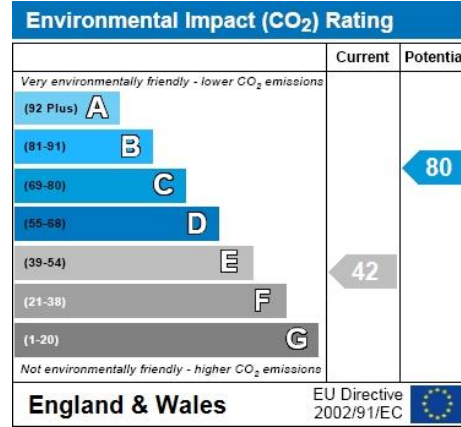
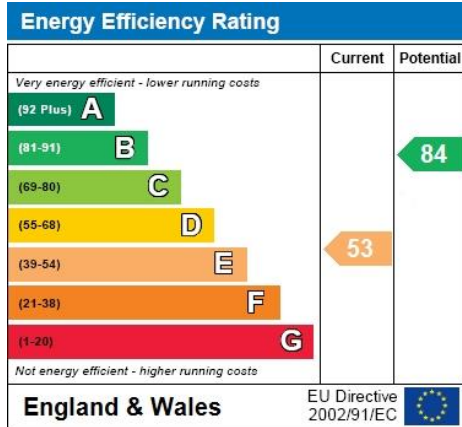
First Floor



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
GRAPHS**



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