



44 Glencoe Road, Bushey Village, WD23 3DS

Price £540,000 Freehold

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ChurchillsBushey



Price £540,000

44 Glencoe Road, Bushey, Hertfordshire, WD23 3DS

- A 3 Bedroom Terraced House
- 2 Separate Reception Rooms
- 15ft Kitchen
- Loft Space
- 80ft Rear Garden
- Situated In The Heart Of Bushey Village
- No Upper Chain
- Energy Rating: D

This 3 bedroom terraced house, located in the heart of Bushey Village, has been recently redecorated throughout.

The ground floor features an entrance lobby, two separate reception rooms, and a 15ft kitchen at the rear. Upstairs, the first floor landing provides access to three bedrooms and a bathroom, with a loft room reachable via a pull-down ladder. The property benefits from gas central heating, double glazing, and an 80ft rear garden.

Ideally situated near shops, restaurants, and schools, it is offered for sale with no upper chain.









ENTRANCE LOBBY

Double glazed front door, door to

LIVING ROOM 12'9" (3.89m) Max x 12'3" (3.73m)

Double glazed window to the front bay with fitted blinds, newly fitted carpet, access to

DINING ROOM 12'10" (3.91m) Max x 12'0" (3.66m)

Staircase to the first floor with storage under, double doors leading to the lean to and door to

KITCHEN 15'4" (4.67m) x 7'1" (2.16m)

Range of wall and base cupboards, working surfaces with stainless steel inset sink and drainer unit, cooker point, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted gas fired central heating boiler, vinyl flooring, double glazed window overlooking the garden and double glazed window to the side aspect

LEAN TO

Door to the garden, storage cupboard, laminate wood flooring

FIRST FLOOR LANDING

Access to loft room via pull down ladder

BEDROOM 1 12'9" (3.89m) x 12'3" (3.73m) Into Bay

Double glazed windows to front bay and front aspect with fitted blinds

BEDROOM 2 9'10" (3m) Max x 9'5" (2.87m)

Wardrobe cupboard, double glazed window to the rear aspect with fitted blinds

BEDROOM 3 7'10" (2.39m) x 7'0" (2.13m)

Double glazed window to the rear aspect, inset spotlights

BATHROOM

White suite comprising panelled bath with mixer taps and shower over, glass shower screen, low flush wc, wash hand basin with cupboard under, tiled floor and part tiled walls, inset spotlights, double glazed window to the side aspect

LOFT ROOM 10'11" (3.33m) x 10'0" (3.05m)

Approached via pull down ladder. Boarded, eaves storage cupboards, double glazed Velux skylight window

OUTSIDE

REAR GARDEN

Approx 80ft with paved patio area, lawn, borders and shrubs, outside tap. Right of way access through the neighbours garden

SUMMER HOUSE 9'7" (2.92m) x 7'8" (2.34m)


At the rear of the garden, with double doors and windows

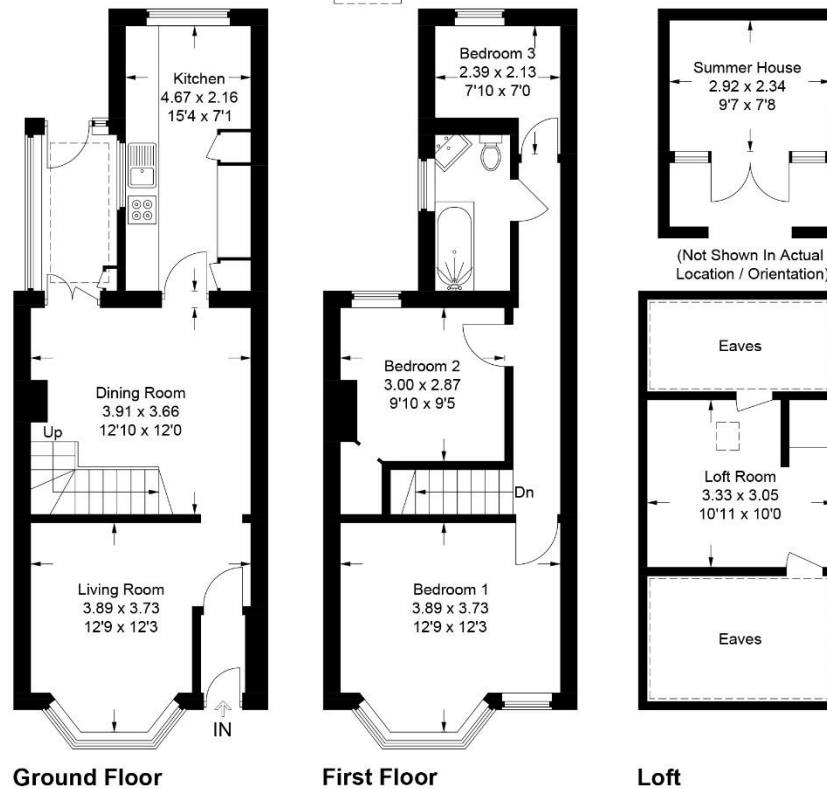
COUNCIL TAX

Hertsmere Borough Council Tax Band E £2619.51 2024/2025

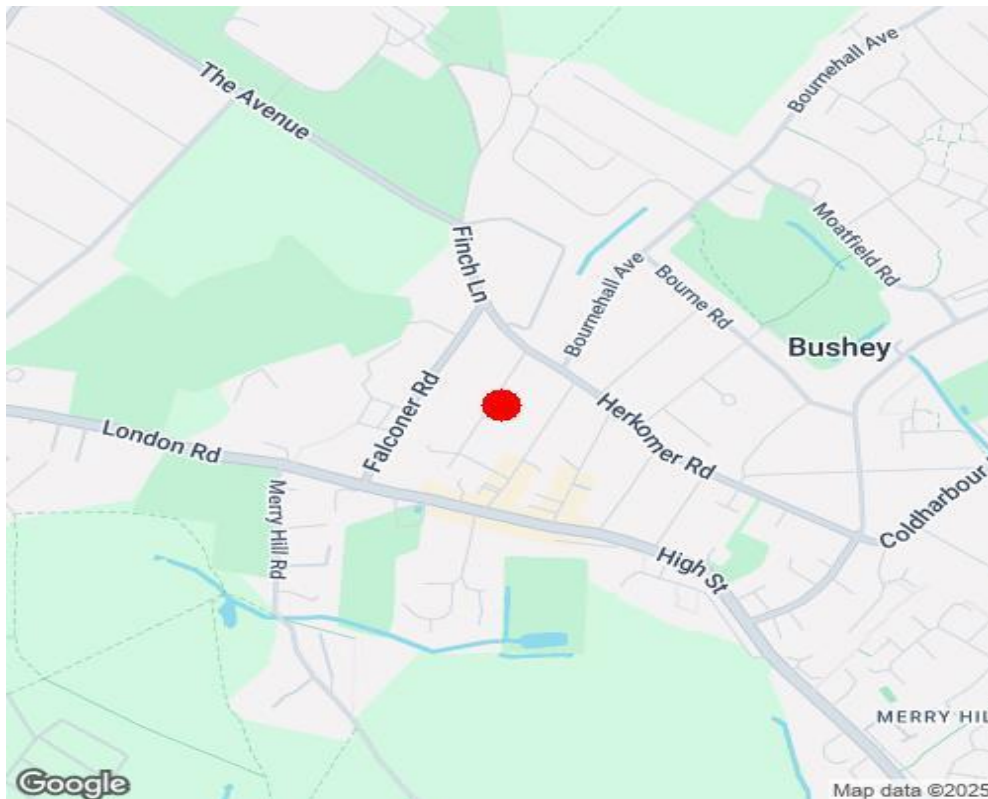
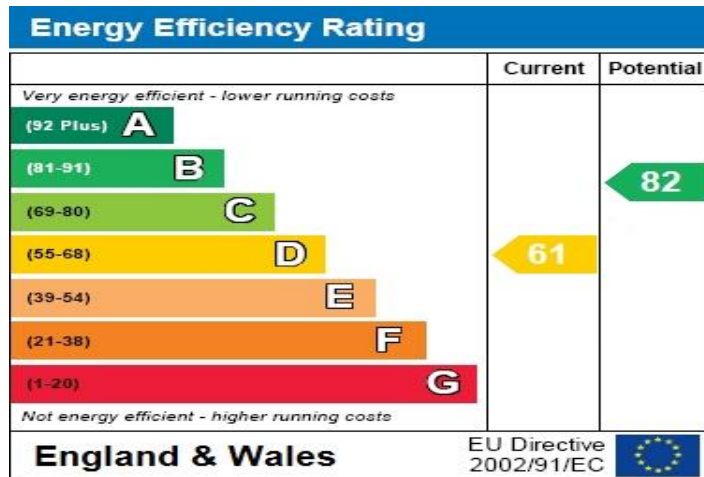
Approximate Gross Internal Area
 Ground Floor = 44.7 sq m / 481 sq ft
 First Floor = 39.8 sq m / 428 sq ft
 Loft = 24.1 sq m / 259 sq ft
 (Including Eaves)
 Summer House = 6.8 sq m / 73 sq ft
 Total = 115.4 sq m / 1,241 sq ft



 = Reduced headroom below 1.5m / 5'0"



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

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

property@churchillsbushey.co.uk

<https://www.churchillsbushey.co.uk>

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.