



6 Farm Way, Bushey, WD23 3SS

Price £795,000 Freehold

4  3 

 **Churchills**Bushey



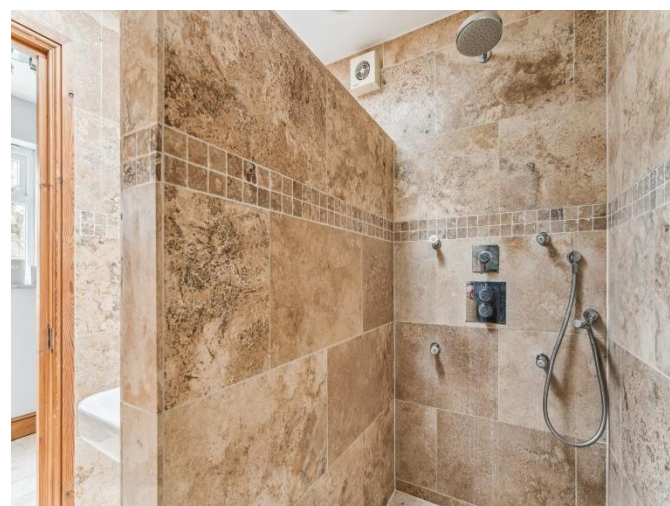
Price £795,000

6 Farm Way, Bushey, Hertfordshire, WD23 3SS

- A Spacious 4 Bedroom 3 Bathroom Semi Detached House
- Open Plan Kitchen/ Dining Room With Separate Utility Room
- Ground Floor Shower Room
- Home Office With Storage
- Double Glazing/ Gas Central Heating
- Well maintained Rear Garden
- Garage & Off Street Parking
- Energy Rating: C

This spacious 4 bedroom, 3 bathroom semi detached home has benefited from a wrap around extension and a loft conversion. The ground floor features an entrance hall, living room, open plan kitchen and dining area, separate utility room, shower room, home office, and sun room. On the first floor, there are three good size bedrooms and a family bathroom. The loft conversion offers a main bedroom with a Juliette balcony and an open plan ensuite bathroom. The property includes double glazing, gas central heating, under floor heating in parts of the ground floor, and built-in speakers inside and in the garden. Outside, there is a well maintained rear garden and a garage with a private driveway providing parking for several cars. It is conveniently located near local shops and schools.











ENTRANCE HALL

Wood flooring, staircase to the first floor with purpose built storage drawers under

LIVING ROOM 26'1" (7.95m) x 11'11" (3.63m)

Double glazed windows to the front bay, wall lights, inset spotlights, fitted storage units, double doors leading to the sun room

STUDY 8'10" (2.69m) x 7'3" (2.21m)

Storage unit with mirrored sliding doors, laminate wood flooring, double glazed window to the side aspect

KITCHEN/ DINING ROOM 20'6" (6.25m) x 9'11" (3.02m)

Range of wall and base units including a wine rack, granite working surfaces, butler sink, range cooker with extractor chimney hood over, space for fridge freezer, plumbing for dishwasher, space for dining table, tiled floor with under floor heating ,

SEPARATE UTILITY ROOM

Wall cupboards, granite working surfaces, plumbing for washing machine, space for tumble dryer, tiled floor with under floor heating, double glazed window to rear, double glazed door leading on to the garden

GROUND FLOOR SHOWER ROOM

Fully tiled with under floor heating, low flush wc, wash hand basin, mirrored wall cabinet, inset spotlights, large walk in shower, extractor fan, skylight window, double glazed window to the side aspect

SUN ROOM / GYM 9'5" (2.87m) x 7'1" (2.16m)

Ladder radiator, skylight window , storage cupboard, inset spot lights, double glazed windows to the rear aspect, double glazed patio doors leading on to the garden

FIRST FLOOR LANDING

BEDROOM 2 16'0" (4.88m) x 14'1" (4.29m)

Double glazed window to the front aspect, ceiling fan operated by remote control, wall lights

BEDROOM 3 19'4" (5.89m) x 10'4" (3.15m)

Double glazed windows to the front aspect, Velux window with remote controlled blackout blind

BEDROOM 4 10'11" (3.33m) x 10'5" (3.18m)

Double glazed window to the rear aspect

FAMILY BATHROOM

Panelled bath with independent shower over, glass shower screen, vanity unit incorporating wc with concealed cistern, wash hand basin, cupboards and drawers, mirrored wall cabinet, chrome ladder radiator, inset spot lights, extractor fan, tiled walls and floor, double glazed window to the rear aspect, large storage cupboard with fitted radiator

SECOND FLOOR LANDING

Velux window to the front aspect, fitted display unit

BEDROOM 1 17'5" (5.31m) x 11'10" (3.61m)

Fitted wardrobe cupboards, wall lights, inset spot lights, Velux window to the front aspect with remote controlled blackout blind, double glazed doors with fitted shutters leading on to Julliette balcony, eaves storage, open plan to

EN SUITE BATHROOM

Fitted plunge bath with Jacuzzi, vanity unit incorporating wc with concealed cistern, bidet, wash hand basin and cupboards, chrome ladder radiator, wall cabinets, tiled walls and floor, extractor fan, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

Well maintained rear garden with stone paved patio area, raised lawn with gravel pathway, outside tap and lighting. outside speaker, garden shed and storage units, gated side access

GARAGE 15'6" (4.72m) x 7'3" (2.21m)

Approached via own driveway with remote controlled roller door to the front,
personal door to the rear, wall mounted gas fired central heating boiler, Megaflo, light
and power

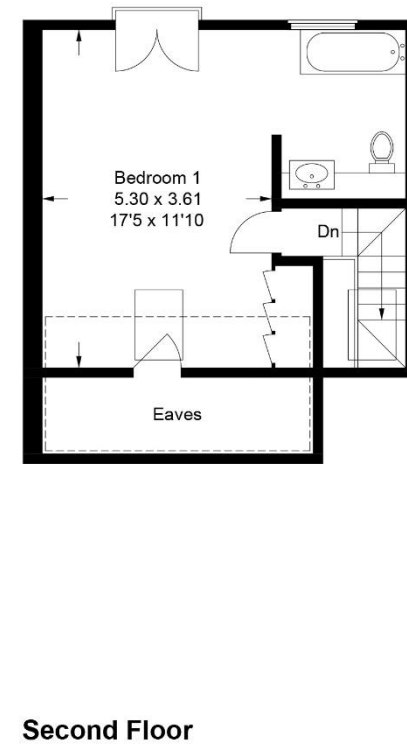
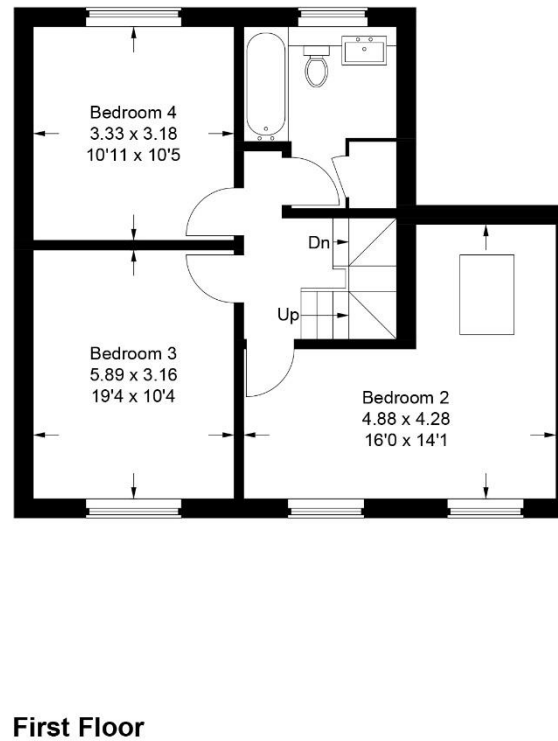
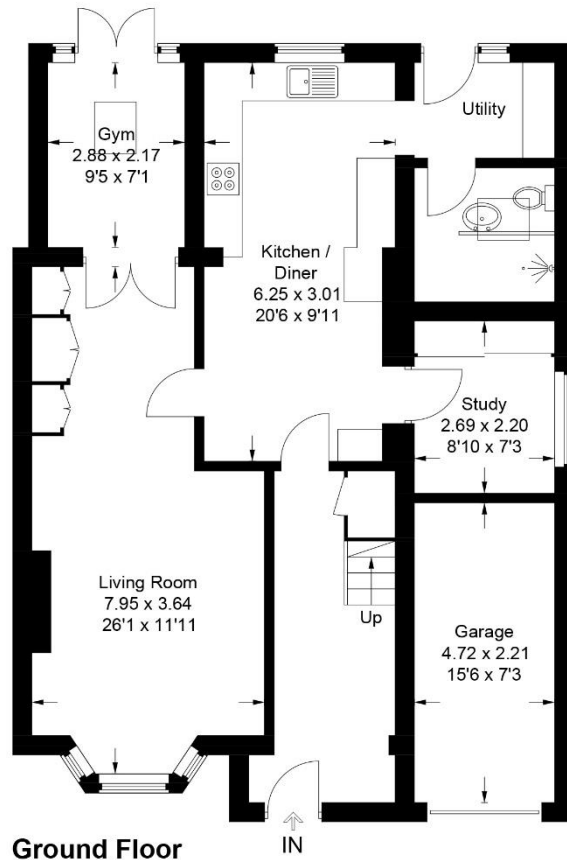
OFF STREET PARKING

Via own block paved driveway providing parking for several cars

COUNCIL TAX

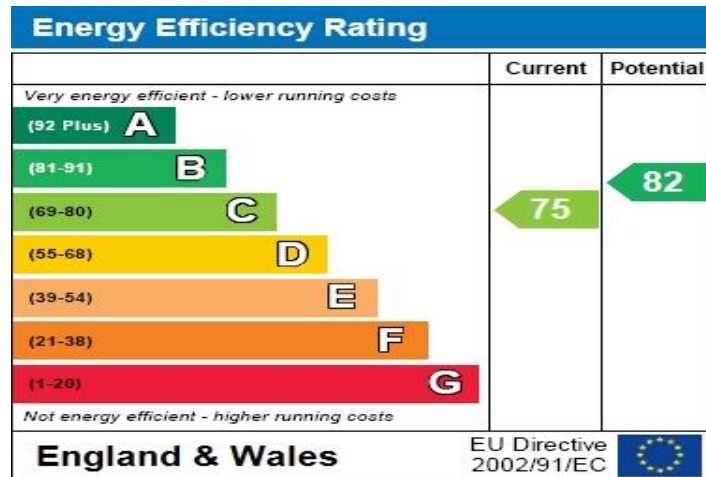
Hertsmere Borough Council, Tax Band E, £2747.00 2025/2026

Approximate Gross Internal Area
 Ground Floor = 80.0 sq m / 861 sq ft
 First Floor = 52.9 sq m / 569 sq ft
 Second Floor = 30.2 sq m / 325 sq ft
 Garage = 10.3 sq m / 111 sq ft
 Total = 173.4 sq m / 1,866 sq ft
 (Excluding Eaves)



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.

© CJ Property Marketing Ltd Produced for Churchills



Part of the **F** fairfield family



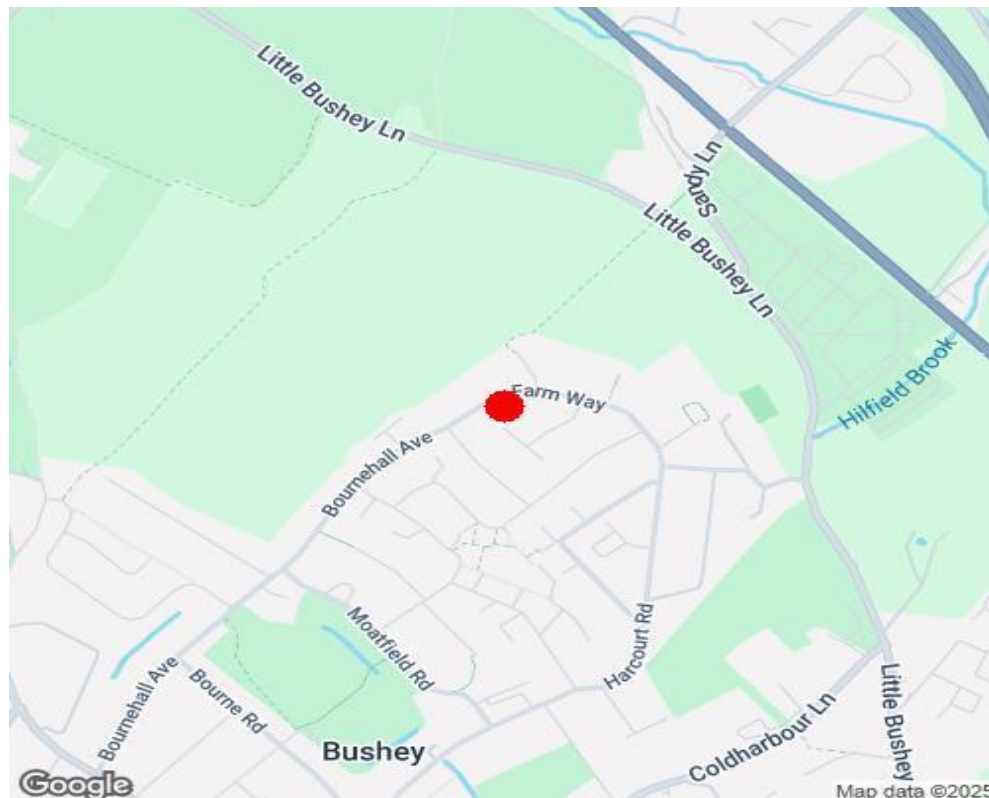
Churchills Bushey

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.