



3a Grange Road, Bushey, WD23 2LF

A SPACIOUS 3 BEDROOM DETACHED FAMILY HOME
ENTRANCE HALL, CLOAKROOM
3 RECEPTION ROOMS
KITCHEN & UTILITY ROOM
3 DOUBLE BEDROOMS (BED 2 WITH EN SUITE SHOWER ROOM)
DOUBLE GLAZING, WARM AIR GAS CENTRAL HEATING
ATTRACTIVE REAR GARDEN
GARAGE WITH OWN DRIVE & CARPORT
SITUATED ON A SOUGHT AFTER ROAD IN BUSHEY
EASY REACH OF BUSHEY STATION
WITH 20 MIN SERVICE TO LONDON EUSTON
OFFERED FOR SALE WITH NO UPPER CHAIN

Price £875,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

www.churchillsbushey.co.uk

ENTRANCE HALL

Staircase to first floor, parquet flooring, storage cupboard

RECEPTION ROOM 1

24'0" (7.32m) x 11'4" (3.45m)
Double glazed window to the front, open fire place feature with brick surround. double glazed sliding patio doors leading to garden, double glazed doors to



RECEPTION ROOM 2

9'1" (2.77m) x 8'0" (2.44m)
Double glazed window to the rear, parquet flooring



RECEPTION ROOM 3

11'9" (3.58m) x 8'3" (2.51m)
Double glazed window to the front, alcove with built in cabinet



CLOAKROOM

Low flush wc, wash hand basin, double glazed window to rear

KITCHEN

11'7" (3.53m) x 9'2" (2.79m)
Range of wall and base units, working surfaces, corian sink with drainer and mixer tap, built in eye level electric double oven, gas, inset gas and electric hob and hot plate with extractor over, built in fridge/freezer & dishwasher, laminate wood flooring, double glazed window to the rear, door to



UTILITY ROOM

8'8" (2.64m) Max x 9'2" (2.79m)
Wall and base units with working surfaces, stainless steel sink unit with drainer, plumbing for washing machine, laminate wood flooring, double glazed window to the side, door to rear lobby

FIRST FLOOR LANDING

Double glazed window to the front, access to loft via pull down ladder, airing cupboard housing hot water cylinder



BEDROOM 1

26'7" (8.1m) x 11'5" (3.48m)
Dual aspect room with double glazed window to the front and rear, wardrobe with sliding doors and additional double fitted wardrobe cupboard



BEDROOM 2

14'9" (4.5m) Max x 11'3" (3.43m)
Double glazed window to the rear, sliding door to



EN SUITE SHOWER ROOM

Independent shower cubicle, vanity unit incorporating wash hand basin, extractor fan

BEDROOM 3

18'0" (5.49m) x 10'3" (3.12m)
Double glazed window to the front, double fitted wardrobe cupboard



BATHROOM

Panelled bath with hand held shower attachment, wash hand basin, low flush wc, part tiled walls, shaver point, heated chrome towel radiator, wall mounted vanity unit, double glazed window to the rear

OUTSIDE

REAR GARDEN

Attractive mature garden. Patio area with awning, lawn, trees, borders and shrubs, greenhouse, steps leading to fish pond, outside tap

REAR LOBBY

Cupboard housing gas fired warm air heating unit, door to

GARAGE

17'0" (5.18m) x 9'3" (2.82m)
Approached via own driveway,
with up and over door to front,
light and power, window to rear

CAR PORT

To the side of the property ,
approached via driveway

COUNCIL TAX

Hertsmere Borough Council

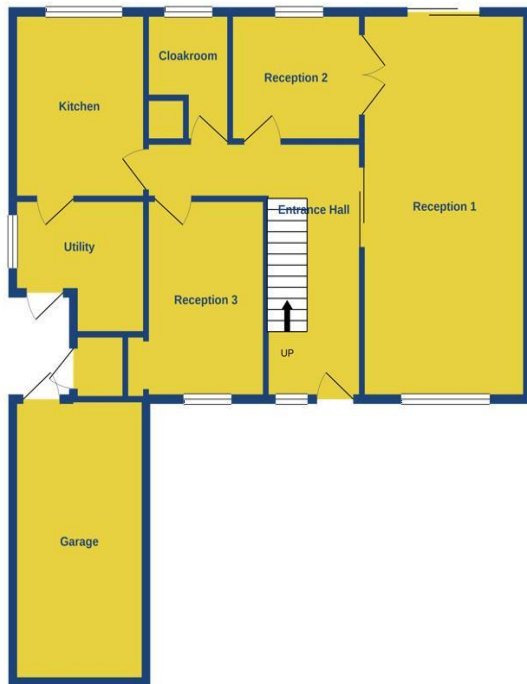
Tax Band F

£2495.79 2019/2020



FLOORPLAN

Ground Floor

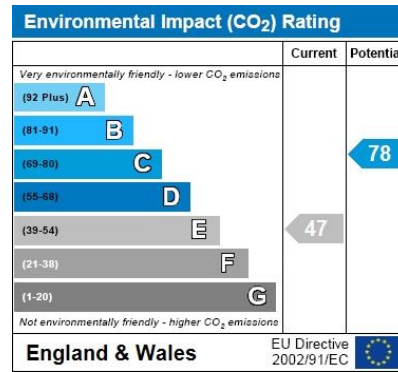
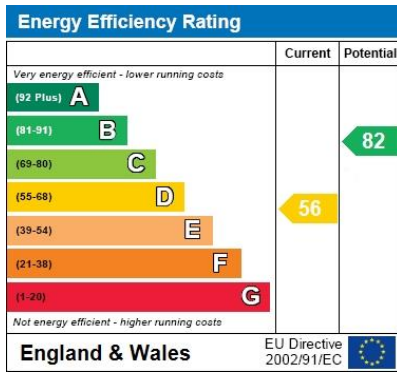


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**ENERGY PERFORMANCE
GRAPHS**



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