



27 Springfield, Bushey Heath, WD23 1GL

Price £675,000 Freehold

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 ChurchillsBushey



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27 Springfield, Bushey Heath, Bushey, Hertfordshire,  
WD23 1GL

- Extended 4 Bed 2 Bath Semi
- Cul De Sac Location
- Spacious Reception/ Kitchen/ Dining Room
- CAT 6 Wiring Throughout
- Air Conditioning to Kitchen & Bed 1
- Bathrooms With Under Floor Heating
- South East Facing Garden
- Energy Rating: C

AN EXTENDED 4 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE,  
SITUATED IN A POPULAR CUL DE SAC WITHIN SOUGHT AFTER  
LOCATION OF BUSHEY HEATH

IMMACULATLY PRESENTED THROUGHOUT TO A HIGH  
SPECIFICATION,

ENTRANCE HALL, CLOAKROOM, FRONT RECEPTION ROOM,  
SPACIOUS RECEPTION/ KITCHEN/ DINING ROOM WITH AIR  
CONDITIONING,

3 BEDROOMS & FAMILY BATHROOM ON THE FIRST FLOOR,  
BEDROOM 1 WITH ENSUITE SHOWER ROOM WITH AIR  
CONDITIONING,

GAS CENTRAL HEATING, DOUBLE GLAZING, CAT 6 WIRING  
THROUGHOUT,

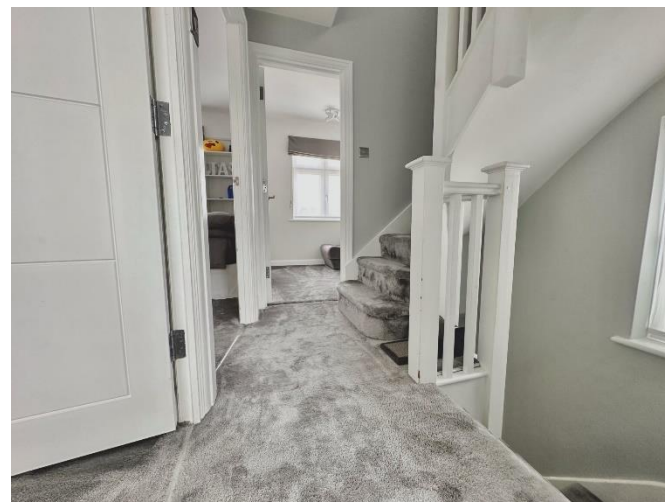
LOW MAINTENANCE SOUTH EAST FACING GARDEN,

WITHIN EASY REACH OF BUSHEY HIGH ROAD,

CLOSE TO LOCAL SHOPS, RESTAURANTS, SCHOOLS & TRANSPORT  
LINKS















ENTRANCE HALL

Laminate wood flooring, double glazed window to the front aspect, inset spotlights, meter cupboard with electric vehicle charging point

DOWNSTAIRS WC

Fully tiled. Back to wall wc, wash hand basin with cupboard under, double glazed window to the side aspect, extractor fan, inset spotlights

FRONT RECEPTION ROOM 11'8" (3.56m) x 11'6" (3.51m)

Double glazed windows to the front bay with fitted blinds, laminate wood flooring, feature fireplace, fitted cupboards and shelving to alcoves, picture rail

RECEPTION/ KITCHEN/ DINING ROOM 25'3" (7.7m) x 17'5" (5.31m)

Spacious room with a range of wall and base units, quartz working surfaces, undermount stainless steel sink with Qooker tap and waste disposal unit, integrated Siemens eye level double electric oven, microwave, induction hob with fitted extractor over, recess housing Hotpoint fridge/ freezer, cupboard with plumbing for washing machine and space for tumble dryer, cupboard housing wall mounted gas fired central heating boiler (Vaillant), laminate wood flooring, ample space for dining table, storage cupboards to alcoves, inset spotlights, air conditioning unit, double glazed window to the rear aspect, roof lantern, double glazed patio doors leading on to the garden

FIRST FLOOR LANDING

Double glazed window to the side aspect

BEDROOM 2 11'7" (3.53m) x 10'5" (3.18m)

Double glazed windows to the front aspect with fitted blinds, fitted wardrobe cupboards along one wall, picture rail

BEDROOM 3 11'7" (3.53m) x 9'11" (3.02m)

Double glazed windows to the rear aspect with fitted blinds, fitted wardrobe cupboards, picture rail

BEDROOM 4 7'0" (2.13m) x 6'7" (2.01m)

Double glazed windows to the front with fitted blinds

FAMILY BATHROOM 8'3" (2.51m) x 7'1" (2.16m)

Fully tiled with recess shelving. Panelled bath with hand held shower attachment and fitted Aquatec TV, wash hand basin with drawers under, back to wall wc, independent shower cubicle, ladder radiator, inset spotlights, electric under floor heating

SECOND FLOOR LANDING

Double glazed window to the side aspect

BEDROOM 1 17'5" (5.31m) x 15'10" (4.83m)

Double glazed windows to the rear aspect with fitted blinds, Velux window with fitted blackout blind, fitted wardrobe cupboards, air conditioning unit, large eaves storage, door to

EN SUITE SHOWER ROOM 7'10" (2.39m) x 5'0" (1.52m)

Fully tiled. Independent shower cubicle, wash hand basin with drawers under, fitted wall mirror recess shelving unit with shaver point, back to wall wc, Velux window with blackout blind, chrome ladder radiator, inset spotlights, electric under floor heating

OUTSIDE

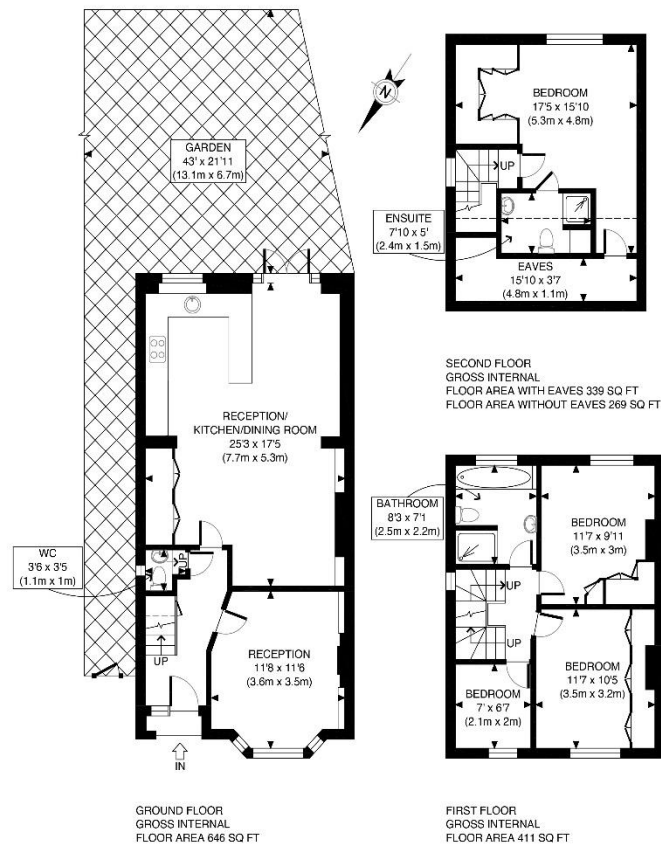
REAR GARDEN 43'0" (13.11m) x 21'11" (6.68m)

South east facing low maintenance garden with porcelain tiled patio, artificial lawn, garden shed, gated side access, outside light and tap, power point

COUNCIL TAX

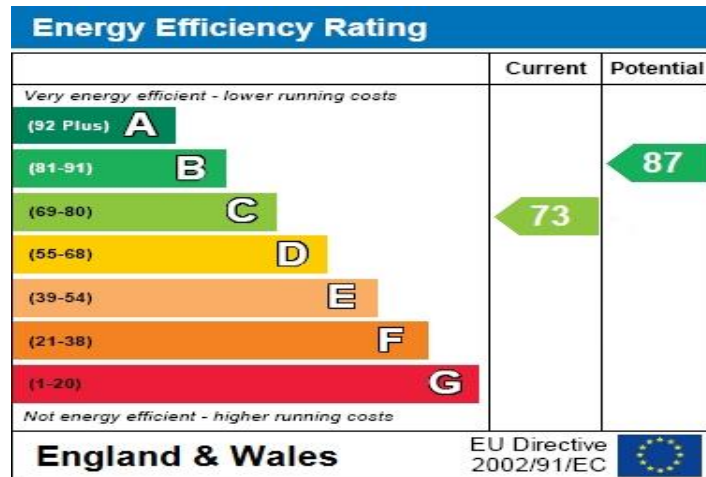
Hertsmere Borough Council, Tax Band E, £2619.51 2024/2025





APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1396 SQ FT / 130 SQM	
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1326 SQ FT / 123 SQM	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.	
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	
DATE: 11/04/24	photoplan





Part of the **F** fairfield family



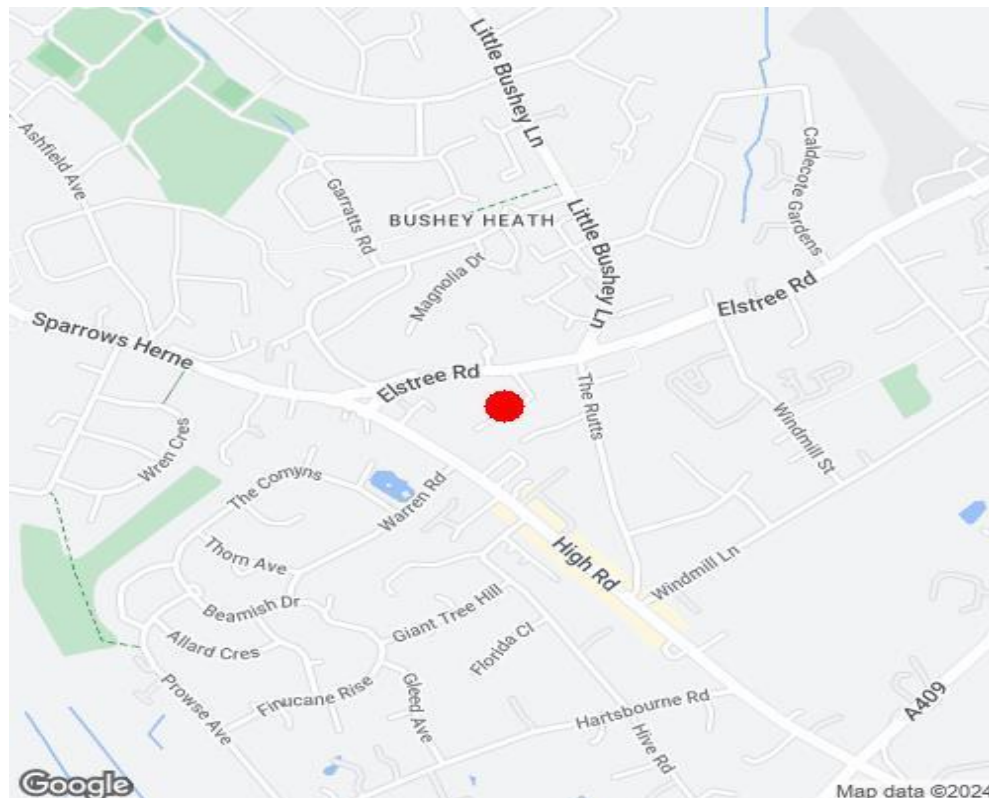
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#### Important Notice:

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.