



1 The Studios, Bushey, WD23 3GZ

Price £550,000 Freehold

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 ChurchillsBushey





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## 1 The Studios, Bushey, Hertfordshire, WD23 3GZ

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- A 3/4 Bedroom End of Terrace House
- Situated Within A Cul De Sac in Bushey Village
- Ground Floor Bedroom
- Double Glazing/ Gas Warm Air Heating
- Spacious South Facing Rear Garden
- Scope For Extension (stpp)
- Ample Off Street Parking To The Front
- Energy Rating: E

This 1970s built end of terrace house, located in a quiet cul de sac in the heart of Bushey Village, offers versatile living space with 3/4 bedrooms. Ideally positioned close to local shops, restaurants, places of worship, and convenient bus routes, the property combines comfort with accessibility. The ground floor features an entrance hall, a downstairs cloakroom, and a compact front facing kitchen. A spacious lounge/diner, enhanced by a newly installed (2023) double glazed window and sliding patio doors, opens onto a large south facing rear garden. The former garage has been thoughtfully converted into a fourth bedroom, accessed through a private walk in wardrobe. Upstairs, there are three additional bedrooms, all of which have been recently decorated and with newly fitted carpets and a family bathroom. The home benefits from double glazing throughout, gas warm air heating, and ample off street parking for up to four vehicles on a private driveway. Additionally, the property offers excellent scope for a rear extension, subject to the usual planning permissions











ENTRANCE HALL

Laminate wood flooring, staircase to the first floor with large storage cupboard under

CLOAKROOM

Double glazed window to the side aspect, wc with concealed cistern, wash hand basin, wall storage cupboard

LOUNGE/DINER 18'11" (5.77m) x 12'11" (3.94m)

Laminate wood flooring, replacement (2023) double glazed window and sliding patio doors leading on to the garden

KITCHEN 8'6" (2.59m) x 7'5" (2.26m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, fitted Hotpoint oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine and dishwasher, vinyl flooring, cupboard housing warm air heating unit, double glazed window to the front aspect

WALK IN WARDROBE

Laminate wood flooring, wardrobe cupboard, door leading to

GROUND FLOOR BEDROOM 10'11" (3.33m) x 7'9" (2.36m)

Double glazed window to the front aspect, laminate wood flooring

FIRST FLOOR LANDING

Fitted shelving unit, access to boarded loft

BEDROOM 1 13'3" (4.04m) x 10'6" (3.2m)

Recently decorated, newly fitted carpet, double glazed window to the rear aspect

BEDROOM 2 10'2" (3.1m) x 10'1" (3.07m)

Recently decorated, newly fitted carpet, double glazed window to the rear aspect

BEDROOM 3 8'9" (2.67m) x 8'5" (2.57m)

Recently decorated, newly fitted carpet, double glazed window to the front aspect

BATHROOM

Panelled bath with independent shower over, glass shower screen, wc with concealed cistern, wash hand basin, mirrored wall cabinet, chrome ladder radiator, part tile walls, vinyl flooring, double glazed window to the front aspect

OUTSIDE

REAR GARDEN

South facing garden with patio area, lawn, tree, shingle areas, gated side access, outside light

OFF STREET PARKING

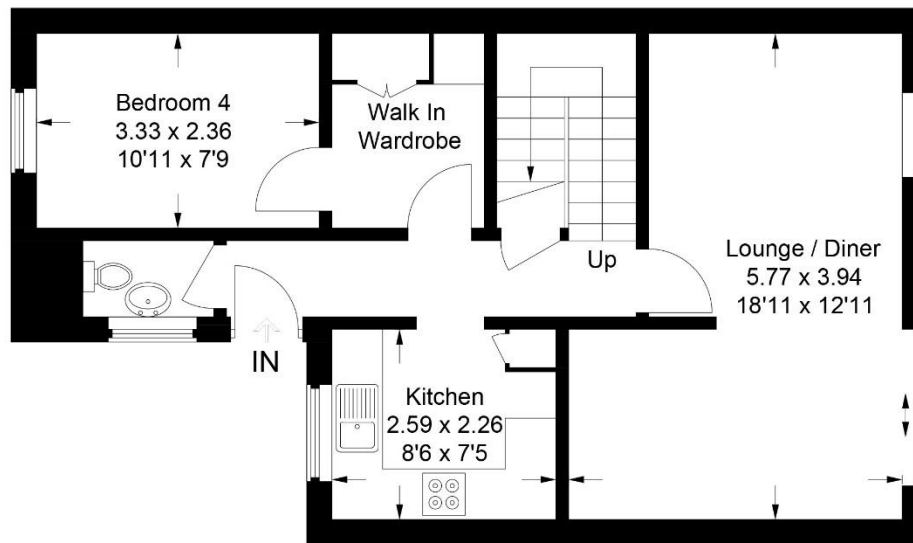
Ample of street parking to the front of the house providing parking for 4 cars

COUNCIL TAX

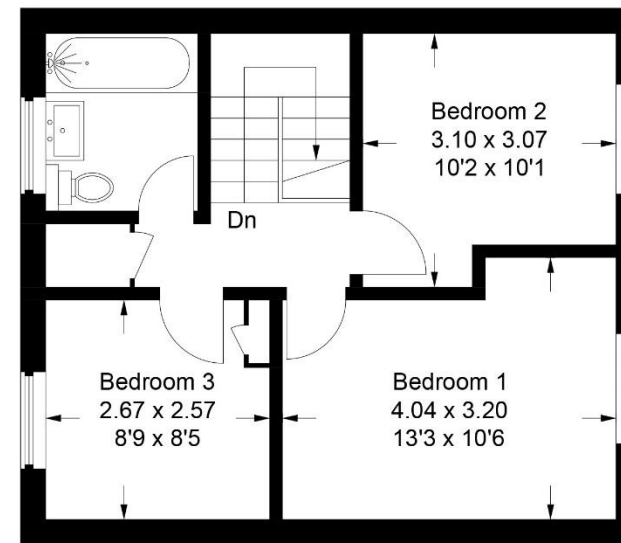
Hertsmere Borough Council, Tax Band E, £2747.00 2025/2026

## The Studios

Approximate Gross Internal Area  
 Ground Floor = 50.9 sq m / 548 sq ft  
 First Floor = 38.8 sq m / 418 sq ft  
 Total = 89.7 sq m / 966 sq ft



**Ground Floor**

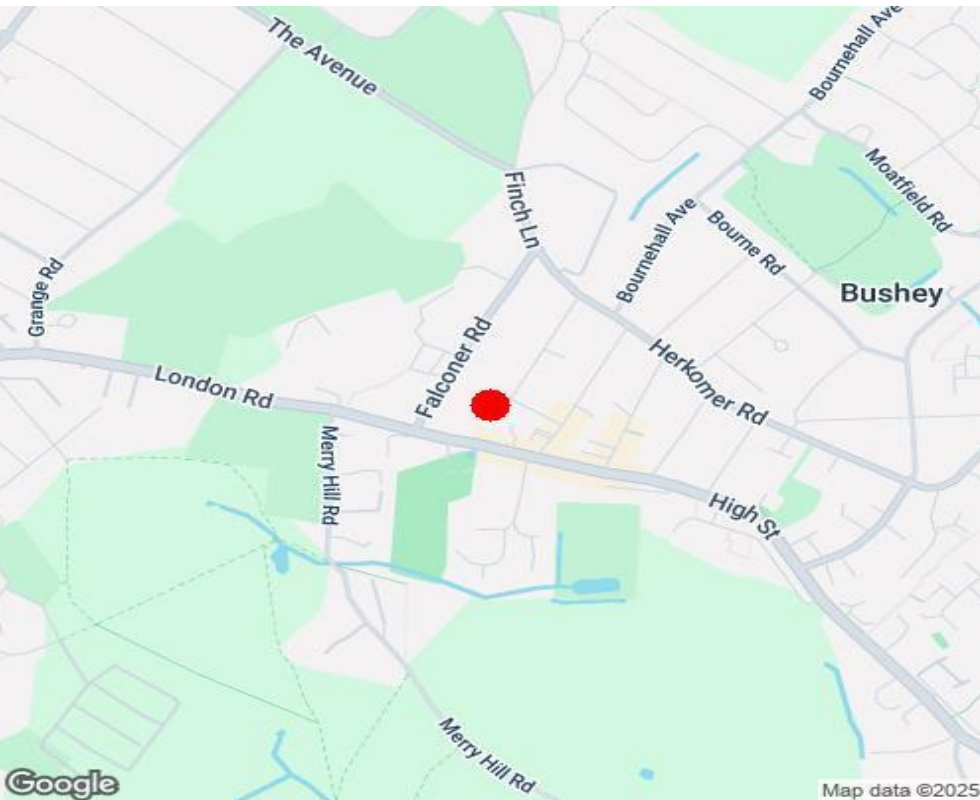
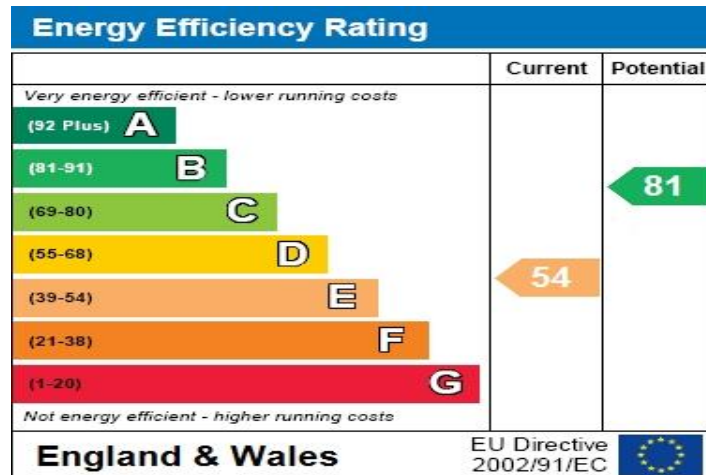


**First Floor**

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.

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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.