



2 Herkomer Close, Bushey, WD23 3LW

Price £575,000 Freehold

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 **Churchills**Bushey



Price £575,000

2 Herkomer Close, Bushey, Hertfordshire, WD23 3LW

- A 3 Bedroom Semi Detached House
- Cul De Sac Location Within Bushey Village
- Living Room With Fireplace
- Double Glazed Conservatory
- South West Facing Rear Garden
- Double Glazing/ Gas Central Heating
- Garage Approached Via Shared Driveway & Off Street Parking
- Energy Rating: D

Built in the 1930s, this 3 bedroom semi detached home is tucked away in a peaceful cul-de-sac in the heart of Bushey Village, just a short stroll from local shops and restaurants. The entrance hall leads into a bright living room, featuring an attractive fireplace and flowing seamlessly into a spacious dining room and a kitchen. To the rear, a double glazed conservatory with sliding doors opens out onto a south west facing garden, perfect for enjoying afternoon sun. Upstairs, there are three bedrooms, a family bathroom, and a separate WC. The property benefits from double glazing throughout and gas central heating. In addition, there is a garage accessed via a shared driveway and an extra parking space to the front.







ENTRANCE HALL

Double glazed window to the side aspect, staircase to the first floor, storage cupboard

LIVING ROOM 12'3" (3.73m) x 11'5" (3.48m)

Double glazed windows to the front bay, attractive fireplace feature, picture rail

DINING ROOM 12'6" (3.81m) x 10'11" (3.33m)

Picture rail, , shelving and cupboard to alcove, picture rail, double glazed sliding patio doors leading on to the conservatory

KITCHEN 11'2" (3.4m) x 6'8" (2.03m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, cooker point, space for fridge freezer, plumbing for dishwasher and washing machine, wood flooring, door leading on to the garden, double glazed window to the side aspect

CONSERVATORY 10'8" (3.25m) x 9'3" (2.82m)

Double glazed conservatory with windows to the rear and side, double glazed sliding patio doors leading on to the garden

FIRST FLOOR LANDING

Double glazed window to the side aspect, access to the loft, storage cupboard

BEDROOM 1 13'4" (4.06m) x 11'2" (3.4m)

Double glazed window to the front bay, picture rail, wardrobe cupboard

BEDROOM 2 12'6" (3.81m) x 10'8" (3.25m)

Double glazed window to the rear aspect, wood flooring, wardrobe cupboards, picture rail

BEDROOM 3 7'3" (2.21m) x 6'5" (1.96m)

Double glazed window to the front aspect, picture rail, storage cupboard

BATHROOM

Panelled bath with electric shower over, wash hand basin, shaver point, airing cupboard housing lagged hot water cylinder, vinyl flooring, part tiled walls, extractor fan, double glazed window to the rear aspect

SEPARATE WC

Low flush wc, vinyl flooring, double glazed window to the side aspect

OUTSIDE

REAR GARDEN

Paved patio area, lawn, shrubs, outside tap, cupboard housing wall mounted gas fired central heating boiler

GARAGE 29'5" (8.97m) x 8'10" (2.69m)

To the rear approached via shared driveway, with up and over door to the front and personal door leading to the garden

OFF STREET PARKING

To the front of the property providing parking for 1 car

COUNCIL TAX

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

Herkomer Close

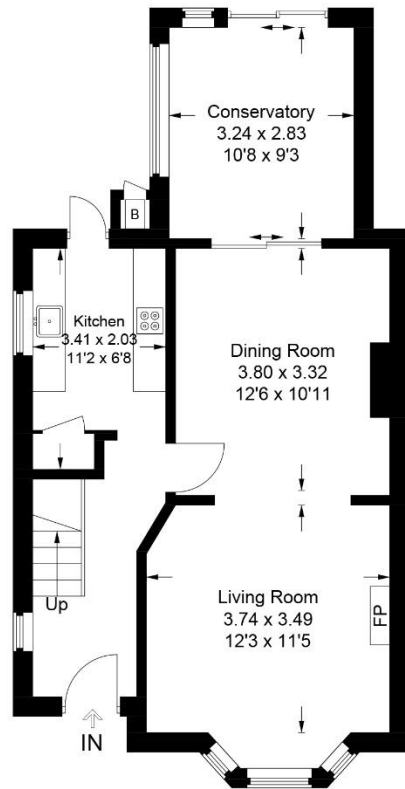
Approximate Gross Internal Area

Ground Floor = 51.1 sq m / 550 sq ft

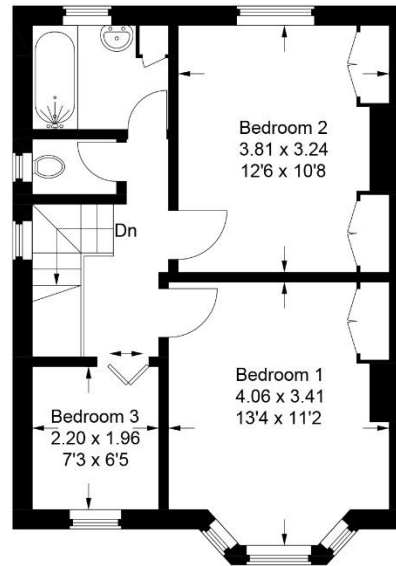
First Floor = 41.9 sq m / 451 sq ft

Garage / Shed = 21.4 sq m / 230 sq ft

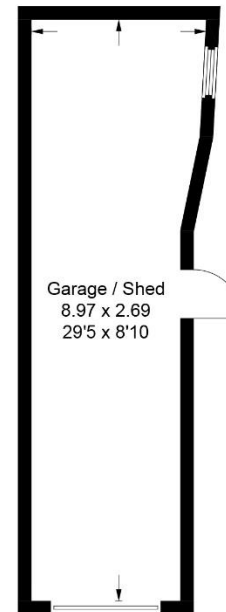
Total = 114.4 sq m / 1,231 sq ft



Ground Floor



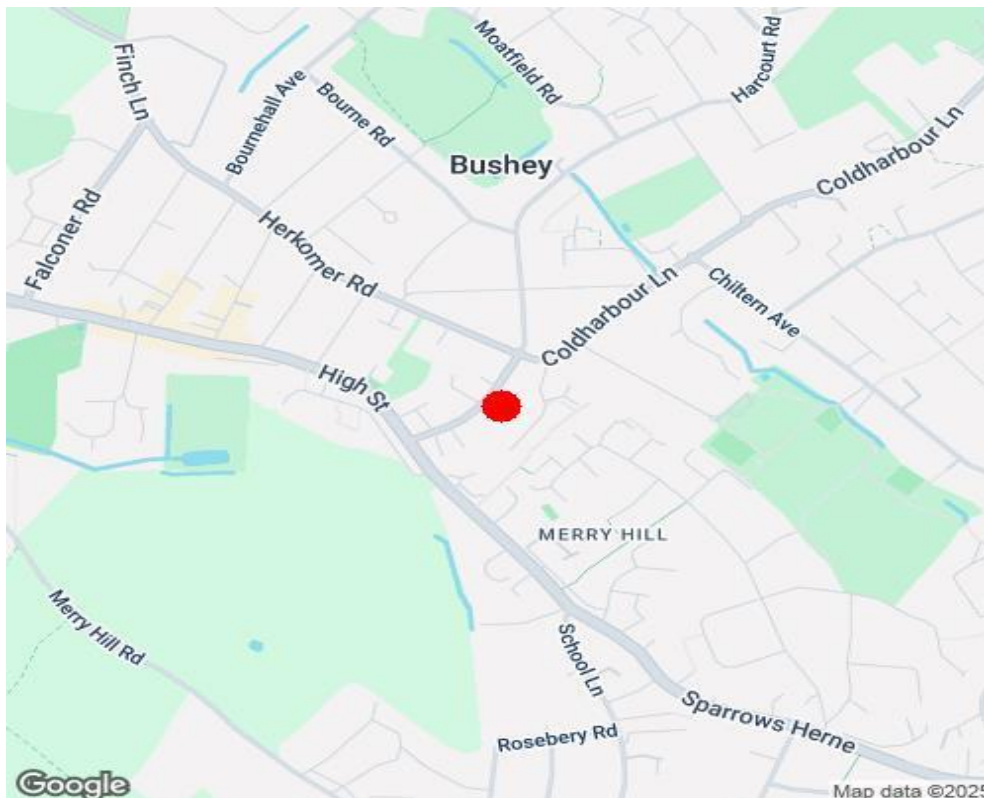
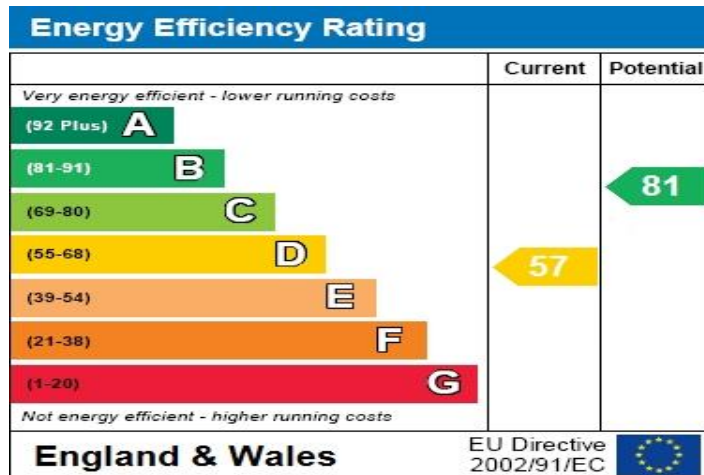
First Floor



(Not Shown In Actual
Location / Orientation)

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.