



## 32 Hillside Road, Bushey, WD23 2HA

**AN EDWARDIAN 5 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE,  
RETAINING MANY ORIGINAL FEATURES INCLUDING HIGH CEILINGS,  
DECORATIVE COVINGS & FIREPLACES,  
TASTEFULLY DECORATED THROUGHOUT,  
ENTRANCE HALL, 2 RECEPTION ROOMS, KITCHEN/ DINING ROOM, CELLAR,  
BEDROOM ONE WITH ENSUITE SHOWER ROOM, TWO FURTHER BEDROOMS &  
BATHROOM ON FIRST FLOOR, TWO BEDROOMS AND WC ON SECOND FLOOR,  
GAS CENTRAL HEATING, DOUBLE GLAZING, CAT 5 WIRING THROUGHOUT,  
ATTRACTIVE REAR GARDEN WITH PRETTY COVERED SEATING AREA,  
OFF STREET PARKING TO THE FRONT,  
SOUGHT AFTER LOCATION OFF GRANGE ROAD,  
WITHIN A FEW MINUTES WALK OF BUSHEY MAINLINE STATION**

**Price £929,950 Freehold**

#### Oxhey

1 Station Approach  
South Oxhey  
WD19 7QP  
020 8428 0540  
fairfieldestates.co.uk

#### Watford

190 Bushey Mill Lane  
Watford  
WD24 7PE  
01923 237771  
fairfieldestates.co.uk

#### Bushey

72 High Street  
Bushey  
WD23 3HE  
020 8950 0033  
churchillsbushey.co.uk

#### Head Office

20b Station Approach  
South Oxhey  
WD19 7QP

Part of the  fairfield family



## ENTRANCE HALL

Dado rail, tiled floor, staircase to first floor



## RECEPTION ROOM 1

14'9" (4.5m) x 13'5" (4.09m)  
Double glazed windows to the front bay with fitted shutters, attractive cast iron working fireplace with alcove shelving, picture rail, ceiling rose, wood flooring



## RECEPTION ROOM 2

11'11" (3.63m) x 11'7" (3.53m)  
Double glazed patio doors leading on to the garden, cast iron working fireplace, alcove shelving, picture rail, ceiling rose, wood flooring



## KITCHEN/ DINING ROOM

24'0" (7.32m) x 10'8" (3.25m)  
Range of wall and base units with granite working surfaces, under mount stainless steel sink with mixer tap, integrated Neff electric oven, Neff induction hob with extractor hood over, under counter fridge and Bosch dishwasher. Space for dining table, inset spotlights, double glazed windows to the rear bay, door leading to the cellar and door leading out to the garden



## CELLAR

11'4" (3.45m) x 5'10" (1.78m)  
With light and power, plumbing for washing machine, space for tumble dryer and freezer

## FIRST FLOOR LANDING

Dado rail, stained glass windows to the side, staircase to the second floor



## BEDROOM 1

17'9" (5.41m) x 14'11" (4.55m)  
Double glazed windows to the front bay with fitted shutters, feature fireplace, wardrobe cupboards, cupboard housing Megaflow, wood flooring, picture rail, ceiling rose, door to



## ENSUITE SHOWER ROOM

Fully tiled. Large independent shower cubicle with rainwater shower head, low flush wc, wash hand basin, fitted wall mirror with wall lights to side, inset spotlights, fitted storage cupboard, double glazed sash window to the front



## BEDROOM 2

15'0" (4.57m) x 11'9" (3.58m)  
Double glazed window to the rear bay, wood flooring, picture rail, alcove shelving, fitted wardrobe cupboard



## BEDROOM 3

12'1" (3.68m) x 11'5" (3.48m)  
Double glazed window to the rear, wood flooring, attractive cast iron feature fireplace, picture rail, wardrobe cupboards, ceiling rose



## BATHROOM

Fully tiled. Free standing roll top bath with Victorian Style hand held shower attachment, large independent shower cubicle with rainwater shower head, vanity unit incorporating wash hand basin with drawer and cupboard under, fitted wall mirror with lighting, chrome ladder radiator, extractor fan, inset spotlights, double glazed window to the side

## SECOND FLOOR LANDING

Stained glass window to the side, access to the loft

## BEDROOM 4

10'8" (3.25m) x 8'10" (2.69m)  
Double glazed window to the rear, wood flooring, fitted wardrobe cupboard

## BEDROOM 5

9'8" (2.95m) x 7'0" (2.13m)  
Double glazed window to the side,  
wood flooring, built in raised bed  
with storage cupboards/ shelving  
under



## CLOAKROOM

Fully tiled. Low flush wc, window  
to the side

## OUTSIDE

## REAR GARDEN

Attractive rear English Country  
style garden with tiled patio area,  
lawn with borders, garden shed,  
two outside taps (one warm and  
one cold), pretty covered seating  
area to rear with power, gated  
side access



## OFF STREET PARKING

Block paving to the front of the  
property with electric vehicle  
charger point



## COUNCIL TAX

Hertsmere Borough Council

Tax Band F

£2952.96 2023/2024











## FLOORPLAN

Approximate Gross Internal Area  
 Ground Floor = 65.2 sq m / 702 sq ft  
 First Floor = 65.3 sq m / 703 sq ft  
 Second Floor = 23.0 sq m / 247 sq ft  
 Cellar = 6.2 sq m / 67 sq ft  
 Total = 159.7 sq m / 1,719 sq ft

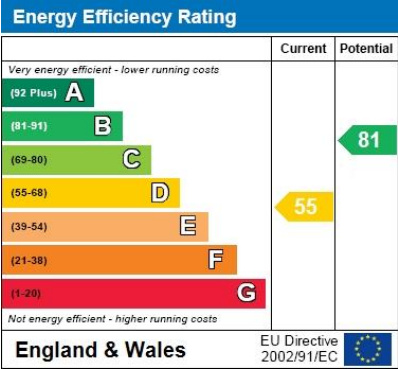


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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ENERGY PERFORMANCE  
GRAPH



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