



47 Homefield Road, Bushey, WD23 3AP

Price £570,000 Freehold

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 **Churchills**Bushey





Price £570,000

47 Homefield Road, Bushey, Hertfordshire, WD23 3AP

- Extended 4 Bed 2 Bath Semi
- Front Reception Room
- Open Plan Living/ Dining Room
- Ground Floor Bedroom & Shower
- Garden With Summerhouse
- Off Street Parking
- Close to Local Schools & Shops
- Energy Rating: D

AN EXTENDED 4 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE, ENTRANCE HALL, FRONT RECEPTION ROOM, OPEN PLAN LIVING/ DINING ROOM, KITCHEN, GROUND FLOOR BEDROOM & SHOWER ROOM 3 FURTHER BEDROOMS UPSTAIRS, FAMILY BATHROOM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, REAR GARDEN WITH SUMMER HOUSE, OFF STREET PARKING TO THE FRONT, CONVENIENT RESIDENTIAL LOCATION, CLOSE TO LOCAL PRIMARY SCHOOLS & LOCAL SHOPS















#### ENTRANCE HALL

Staircase to the first floor with cupboard under

#### FRONT RECEPTION ROOM 12'9" (3.89m) x 10'0" (3.05m)

Double glazed window to the front aspect, fireplace

#### LIVING ROOM 15'7" (4.75m) x 9'8" (2.95m)

Two double glazed windows to the rear aspect, double glazed door to the side, inset spotlights, wall mounted gas fired central heating boiler, open plan to

#### DINING ROOM 12'9" (3.89m) x 8'9" (2.67m)

#### KITCHEN 10'9" (3.28m) x 7'5" (2.26m)

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

#### BEDROOM 4/ OFFICE 14'3" (4.34m) x 6'4" (1.93m)

Double glazed window to the rear aspect and double glazed door leading on to the garden, wall light

#### GROUND FLOOR SHOWER ROOM

Double glazed window to the front aspect, shower cubicle with fitted electric shower, low flush wc, wash hand basin with pedestal, mirrored wall cabinet, tiled floor, wood flooring, access to loft space

#### FIRST FLOOR LANDING

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

#### BEDROOM 1 13'3" (4.04m) x 10'0" (3.05m)

Double glazed window to the front aspect, fitted wardrobe cupboard

#### BEDROOM 2 10'8" (3.25m) x 10'0" (3.05m)

Double glazed window to the rear aspect, airing cupboard, fitted wardrobe cupboard

#### BEDROOM 3 10'2" (3.1m) x 6'4" (1.93m)

Double glazed window to the front aspect, storage cupboard

#### FAMILY BATHROOM

Panelled bath with fitted electric shower, wash hand basin with cupboard under, low flush wc, mirrored wall cabinet, tiled walls, wood flooring, double glazed window to the rear aspect

#### OUTSIDE

#### REAR GARDEN

Mainly laid to lawn with borders, outside light, power and tap, patio area to side, storage unit, timber framed summer house/ workshop

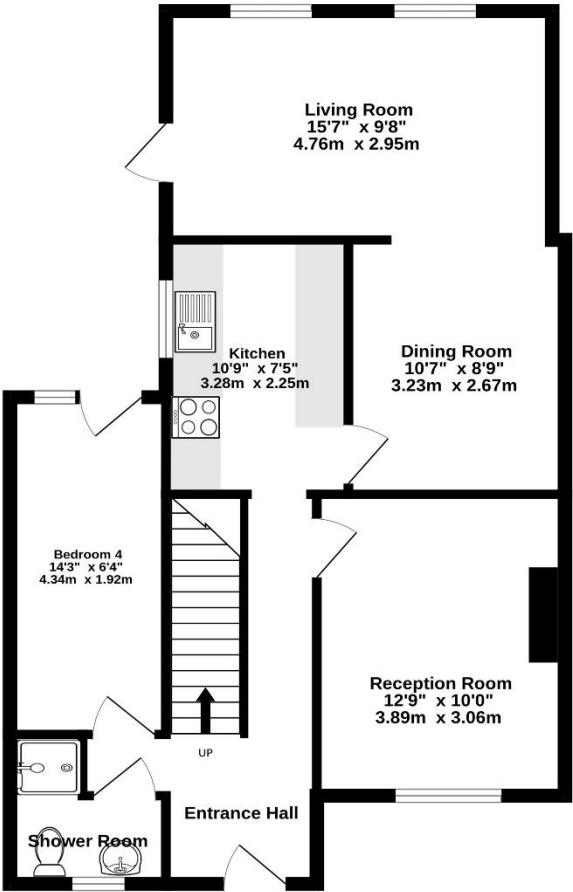
#### OFF STREET PARKING

Via own driveway to the front of the property

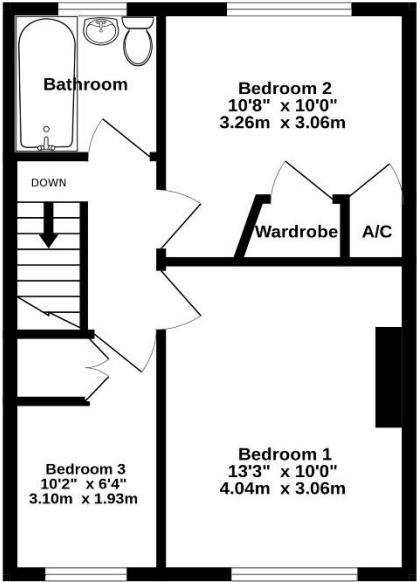
#### COUNCIL TAX

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

Ground Floor

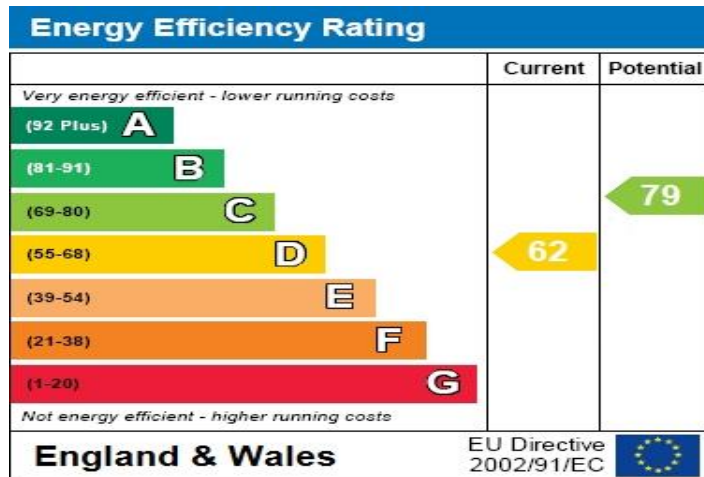


1st Floor



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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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.

