



42 Belmont Road, Bushey, WD23 2JP

**A SPACIOUS 4 BEDROOM 2 BATHROOM DETACHED HOUSE
SITUATED IN A SOUGHT AFTER LOCATION OFF GRANGE ROAD,
WITH COVERED ENTRANCE PORCH, ENTRANCE HALL,
3 RECEPTION ROOMS, KITCHEN,
CONSERVATORY, GROUND FLOOR WET ROOM,
4 BEDROOMS, FAMILY BATHROOM,
GAS CENTRAL HEATING, DOUBLE GLAZING,
ATTRACTIVE FRONT & REAR GARDENS,
BOILER ROOM,
DOUBLE LENGTH GARAGE WITH OWN DRIVEWAY,
POTENTIAL FOR EXTENSION (STPP),
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £1,280,000 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

Double glazed leaded light window to the front, staircase to the first floor with coat cupboard under

LIVING ROOM

19'8" (5.99m) x 11'11" (3.63m)
Double glazed leaded light window to the front, attractive fireplace feature with fitted electric fire, wall lights, double glazed leaded light French doors leading on to the conservatory



SITTING ROOM

15'10" (4.83m) Into Bay x 12'0" (3.66m)
Double glazed leaded light window to the front bay, attractive fireplace feature with fitted electric fire, wall lights, picture rail, pocket doors leading to



DINING ROOM

14'3" (4.34m) x 10'7" (3.23m)
Double glazed French doors leading on to the conservatory, alcove shelving, archway to



KITCHEN

16'4" (4.98m) x 6'9" (2.06m)
Double aspect room with double glazed windows to side and rear, range of wall and base units with working surfaces, built in cooker, AEG electric hob with extractor hood over, sink unit, space for fridge freezer, plumbing for washing machine, double glazed door leading to the garden



CONSERVATORY

17'10" (5.44m) x 7'2" (2.18m)
Double glazed bifolding doors leading on to the garden, door to wet room and door to garage

GROUND FLOOR WET ROOM Fully tiled with shower, low flush wc and wash hand basin, window to the rear

FIRST FLOOR LANDING Spacious landing with double glazed leaded light window to the front, airing cupboard, access to loft via pull down ladder

BEDROOM 1 12'11" (3.94m) x 12'0" (3.66m)
Double glazed leaded light window to the front bay, fitted wardrobe cupboards, wash hand basin

BEDROOM 2 12'2" (3.71m) x 10'10" (3.3m)
Double glazed window to the rear

BEDROOM 3 11'11" (3.63m) x 9'9" (2.97m)
Double glazed window to the rear, fitted wardrobe cupboards, picture rail

BEDROOM 4 11'11" (3.63m) x 9'11" (3.02m)
Double glazed leaded light window to the front, fitted wardrobe cupboards, vanity unit incorporating wash hand basin, picture rail

FAMILY BATHROOM Panelled bath, vanity unit incorporating wash hand basin and low flush wc with cupboards, double glazed window to the rear

OUTSIDE

FRONT GARDEN Attractive front garden with lawn and borders



REAR GARDEN

Approx 100ft with paved patio area, pergola, lawn, borders, trees, garden shed, outside light, gated side access



BOILER ROOM

Wall mounted gas fired Vaillant central heating boiler (approx 2 years old)

DOUBLE GARAGE

Approached via own driveway. Double length garage with automatic roller door to the front, light and power, double glazed doors leading on to the garden and door leading in to the conservatory



COUNCIL TAX

Hertsmere Borough Council
Tax Band G
£3407.26 2023/2024

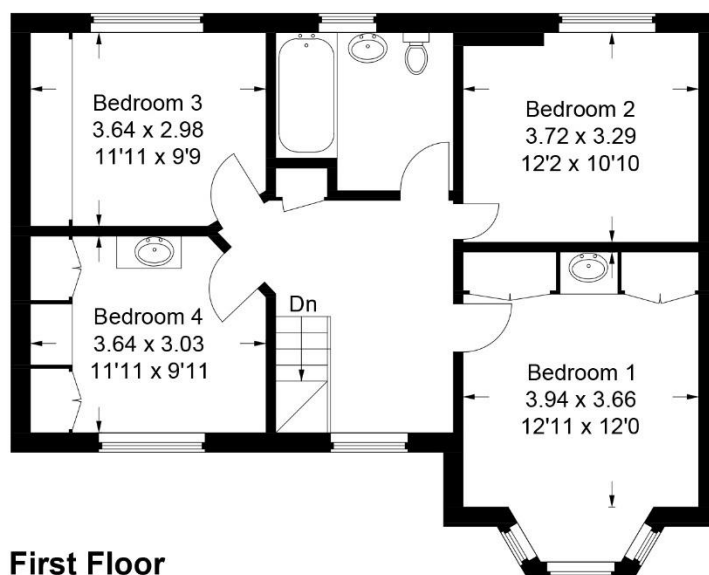
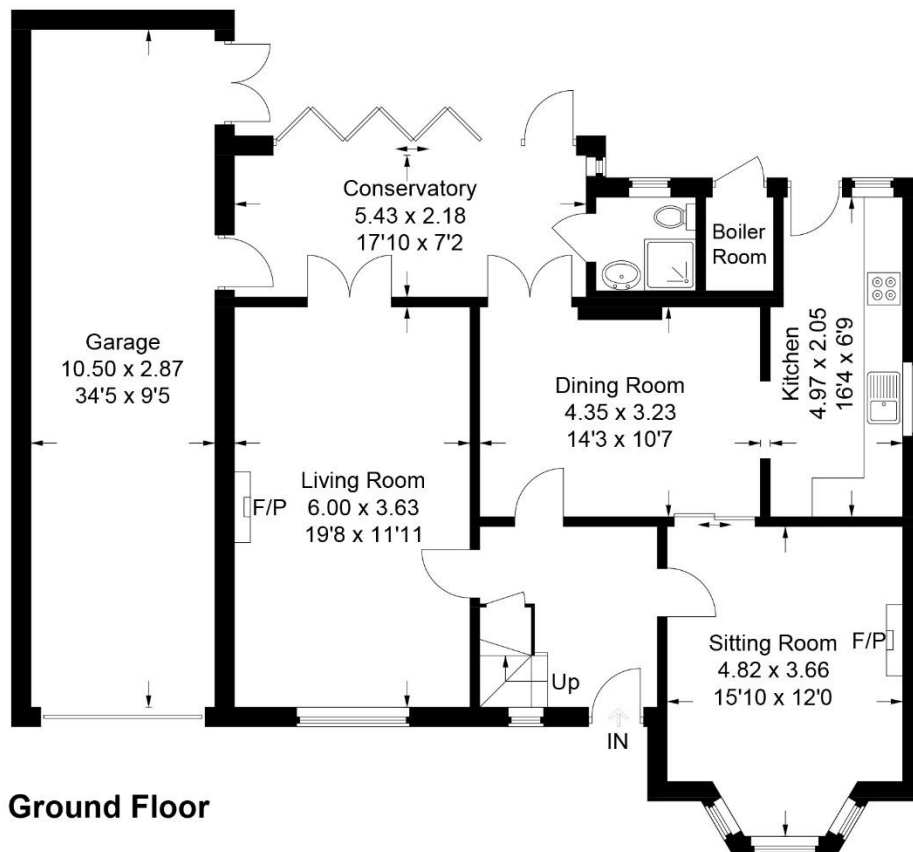
FLOORPLAN

Approximate Gross Internal Area (Including Garage & Boiler Room)

Ground Floor = 124.8 sq m / 1,343 sq ft

First Floor = 69.8 sq m / 751 sq ft

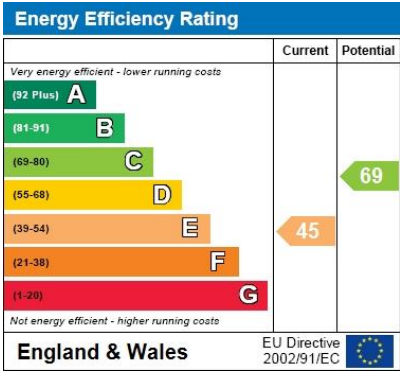
Total = 194.6 sq m / 2,094 sq ft



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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