



7 Griffiths Close, Bushey, WD23 3EY

Price £850,000 Freehold

4  3 

 ChurchillsBushey



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7 Griffiths Close, Bushey, Hertfordshire, WD23 3EY

- A Modern 4 Double Bedroom 3 Bathroom Link Detached House
- Fully Fitted Kitchen With Separate Utility Room
- Downstairs WC
- Gas Central Heating/ Double Glazing
- Scope For Extension (stpp)
- Garage With Driveway & Carport
- No Upper Chain
- Energy Rating: B

This modern 4 bedroom, 3 bathroom link-detached home built in 2017 and nestled within a highly sought after development in Bushey. The property offers a spacious and well designed layout, beginning with an inviting entrance hall and a convenient downstairs WC. The bright 17ft living room flows seamlessly into a 19ft fully fitted kitchen and dining room, complemented by a separate utility room. All four bedrooms are generously sized doubles, with two featuring en-suite shower rooms, in addition to a stylish family bathroom. The home benefits from gas central heating, double glazing, and attractive Amtico flooring in parts. Externally, there is a private rear garden, as well as a detached garage accessed via the property own driveway and sheltered by a carport. There is also potential for further extension, subject to the usual planning permissions. Offered with no upper chain, this is an exceptional opportunity to acquire a beautifully presented family home in a desirable location.







ENTRANCE HALL

Amtico flooring, staircase to the first floor, large storage cupboard

CLOAKROOM

Amtico flooring, extractor fan, low flush wc, wash hand basin with pedestal

LIVING ROOM 17'10" (5.44m) x 10'10" (3.3m)

Double glazed window to the front bay with fitted shutters, inset spotlights

KITCHEN/ DINING ROOM 19'10" (6.05m) x 14'10" (4.52m)

Fully fitted kitchen with a range of wall and base units, working surfaces stainless steel sink unit with drainer, 6 ring gas hob with drawers under, extractor chimney hood over, built in eye level double oven, fridge freezer, dishwasher, cupboard housing wall mounted gas fired central heating boiler, storage cupboard, space for dining table with pendant lighting over, Amtico flooring, double glazed window to the rear, double glazed patio doors leading on to the garden, door to

UTILITY ROOM

Wall units, working surfaces, plumbing for washing machine, space for tumble dryer, extractor fan, Amtico floor, door to outside

FIRST FLOOR LANDING

Storage cupboard, access to the loft space

BEDROOM 1 12'3" (3.73m) x 10'7" (3.23m)

Double aspect room with double glazed window to the rear and front with fitted shutters, walk in wardrobe space, door to ensuite

ENSUITE SHOWER ROOM

Shower cubicle, wash hand basin, low flush wc, ladder radiator, extractor fan, Amtico flooring

BEDROOM 2 11'3" (3.43m) x 10'4" (3.15m)

Double glazed window to the front aspect with fitted shutters, fitted wardrobe cupboards, door to

ENSUITE SHOWER ROOM

Shower cubicle, wash hand basin with pedestal, low flush wc, ladder radiator, extractor fan, cupboard housing Megaflo, double glazed window to the side aspect

BEDROOM 3 13'3" (4.04m) x 10'7" (3.23m)

Double glazed window to the rear aspect with fitted shutters

BEDROOM 4 11'10" (3.61m) x 9'0" (2.74m)

Double glazed window to the rear aspect with fitted shutters, fitted wardrobe cupboards

OUTSIDE

REAR GARDEN

Mainly laid to lawn with paved patio area, gated side access, outside light and tap

DETACHED GARAGE 19'0" (5.79m) x 12'0" (3.66m)

Approached via own driveway with up and over door to the front, personal door leading in to the garden, light and power

CARPORT/ OWN DRIVEWAY

Providing additional parking for up to 3 cars

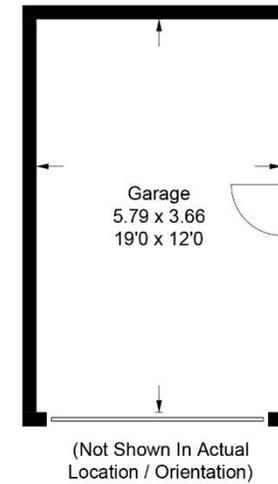
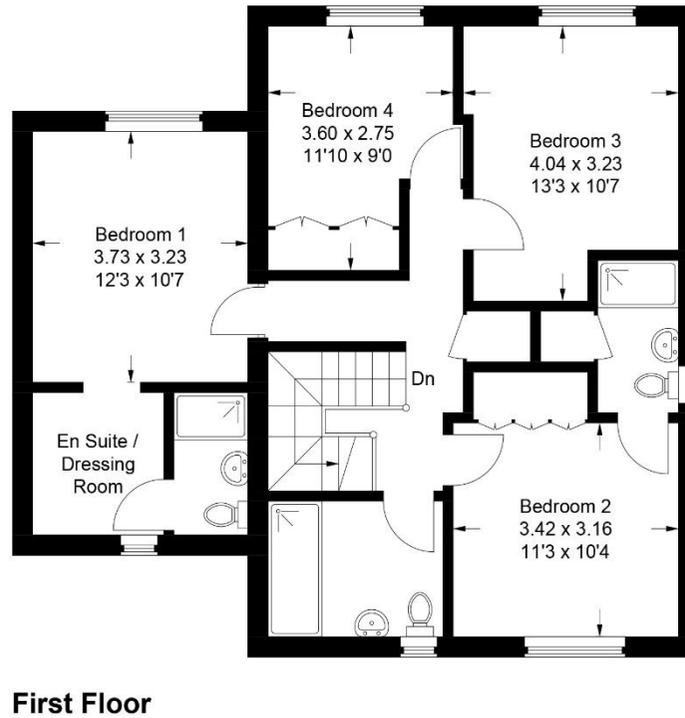
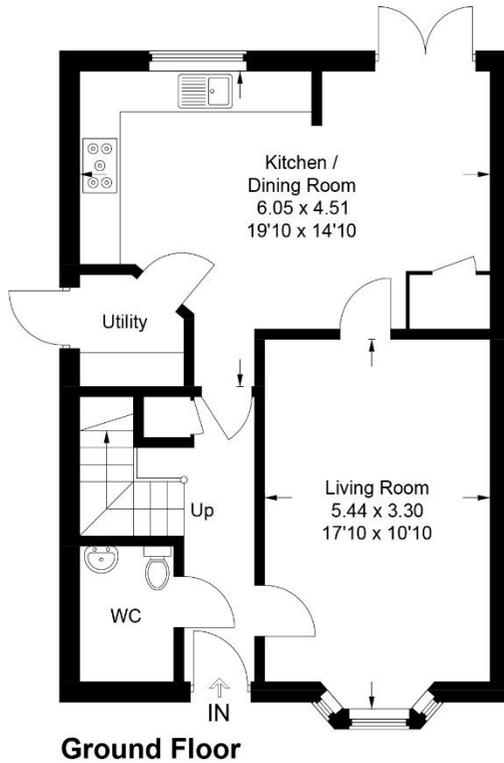
COUNCIL TAX

Hertsmere Borough Council, Tax Band G, £3745.90 2025/2026

COMMON MANAGED AREAS

The property is freehold, with shared managed areas which are subject to an annual fee of approximately £420.00

Approximate Gross Internal Area = 131.6 sq m / 1416 sq ft
Garage = 21.2 sq m / 228 sq ft
Total = 152.8 sq m / 1,644 sq ft

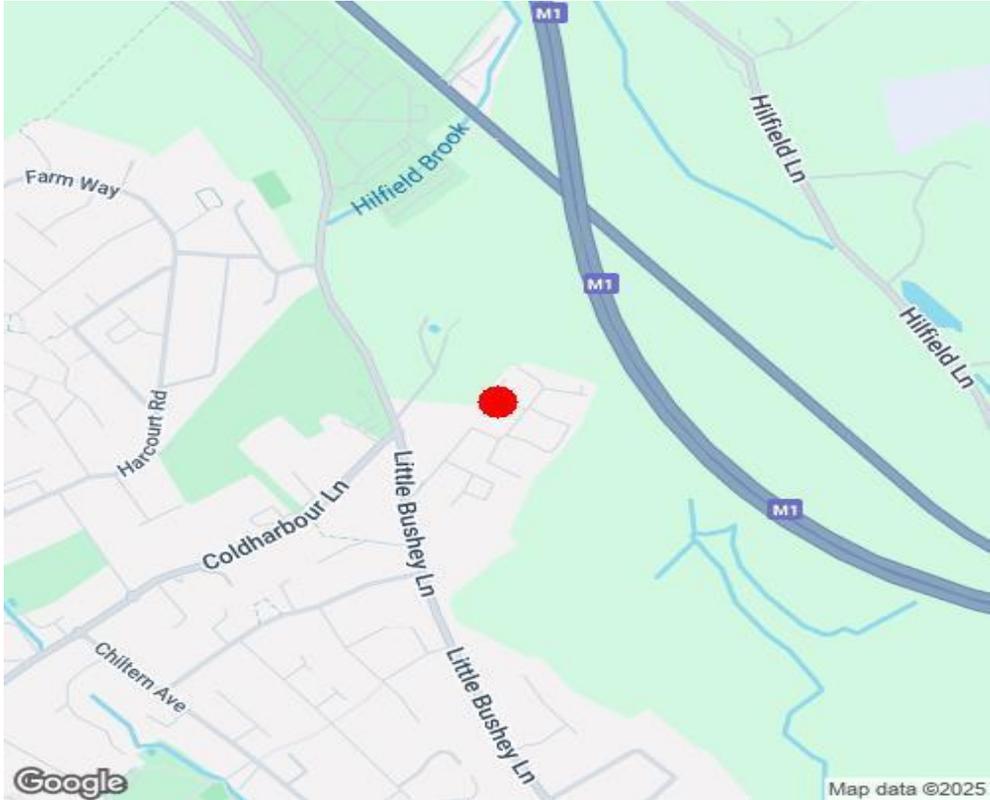


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.