



37 Moatfield Road, Bushey, WD23 3BP

Price £775,000 Freehold

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 ChurchillsBushey



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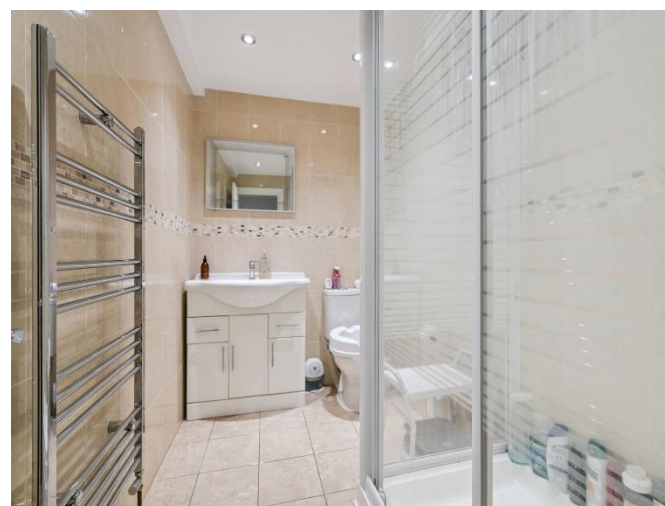
- Extended & Spacious 4 Bedroom 2 Bathroom Semi Detached House
- 27ft Kitchen/ Dining Room With Separate Utility
- Ground Floor Shower Room
- Gas Central Heating/ Double Glazing
- Approx 80ft Rear Garden
- Garage & Off Street Parking
- No Upper Chain
- Energy Rating: TBC

This extended and generously proportioned 4 bedroom semi detached house offers spacious and versatile accommodation, ideal for family living.

Upon entering, you are welcomed by an entrance hall leading to three separate reception rooms, perfect for both formal entertaining. The heart of the home is a stunning 27ft kitchen/dining room featuring a modern fitted kitchen, there is also a separate utility room and a convenient shower room downstairs. Upstairs, all four bedrooms benefit from built-in wardrobes and are served by a family bathroom. A loft room with eaves storage adds valuable extra space. The property boasts gas central heating, double glazing throughout, and is further enhanced by an approximately 80ft rear garden, mainly laid to lawn, ideal for outdoor activities. A private driveway to the front provides off street parking for several cars and leads to a garage.

Conveniently located opposite Moatfield Recreation Ground and close to local shops and schools, this home is offered for sale with no upper chain, presenting a fantastic opportunity for buyers seeking a spacious and well located family property.









ENTRANCE HALL

Staircase to the first floor with cupboards under, tiled floor, inset spotlights

RECEPTION ROOM 1 16'7" (5.05m) x 13'4" (4.06m)

Double glazed window to the front bay with fitted shutters, feature fireplace with cupboards to alcoves, wall lights, double doors leading to

RECEPTION ROOM 2 12'0" (3.66m) x 11'8" (3.56m)

Inset spot lights

RECEPTION ROOM 3 13'0" (3.96m) x 12'0" (3.66m)

Tiled floor, recess for fridge freezer, inset spot lights, storage cupboards(one with lighting)

LOBBY AREA

Storage cupboards

GROUND FLOOR SHOWER ROOM

Fully tiled. Shower cubicle, vanity unit incorporating wash hand basin with cupboards and drawers under, fitted wall mirror, low flush wc, chrome ladder radiator, inset spotlights, extractor fan

KITCHEN/ DINING ROOM 27'0" (8.23m) x 9'10" (3m)

Range of wall and base units with wooden working surfaces, 1.5 bowl stainless steel sink unit with drainer, fitted Zanussi electric oven, Zanussi gas hob with extractor hood over, plumbing for dishwasher, ample space for dining table, inset spotlights, tiled floor, 3 double glazed windows to the rear bay, double glazed door leading on to the garden

UTILITY ROOM 7'6" (2.29m) x 5'7" (1.7m)

Plumbing for washing machine, space for tumble dryer, tiled floor, door leading on to the garden, door lading in to the garage

FIRST FLOOR LANDING

Double glazed window to the side aspect, inset spotlights, staircase to the 2nd floor

BEDROOM 1 11'9" (3.58m) x 10'10" (3.3m)

Double glazed window to the front aspect, selection of fitted wardrobe cupboards, chest of drawers and dressing table

BEDROOM 2 11'10" (3.61m) x 10'11" (3.33m)

Double gazed window to the front aspect, fitted wardrobe cupboards

BEDROOM 3 9'4" (2.84m) x 8'4" (2.54m)

Double glazed window to the rear aspect, fitted wardrobe cupboards

BEDROOM 4 8'10" (2.69m) x 7'6" (2.29m)

Double glazed window to the rear aspect, fitted wardrobe cupboards

BATHROOM

Fitted P-Shaped bath with independent shower over, glass shower screen, vanity unit incorporating wash hand basin with cupboards under, low flush wc, chrome ladder radiator,extractor fan, tiled walls vinyl flooring, double glazed window to the rear aspect

SECOND FLOOR LANDING

Eaves storage cupboard

LOFT ROOM 11'6" (3.51m) x 10'3" (3.12m)

Velux window to the rear aspect with fitted black out blind, storage cupboard, inset spot lights, eaves storage cupboard

OUTSIDE

REAR GARDEN

Approximately 80ft with block paved driveway with steps up to large lawn area,

GARAGE 26'7" (8.1m) x 8'6" (2.59m)

Approached via own driveway with roller door to front, door leading in to the utility room

OFF STREET PARKING

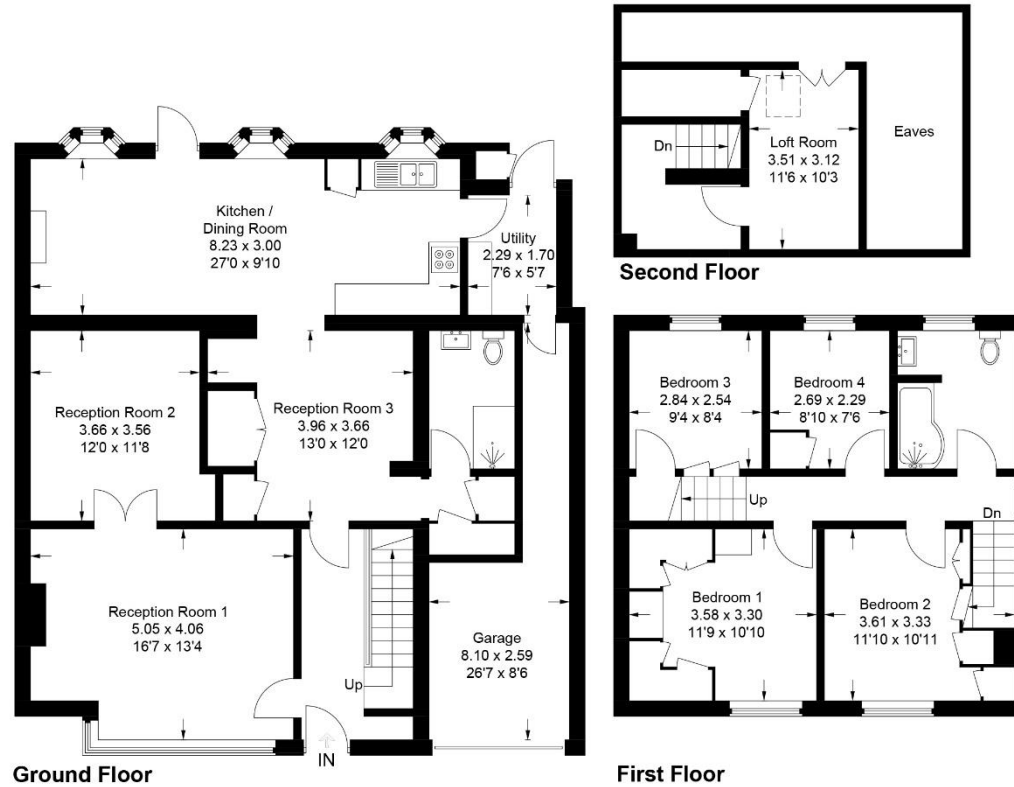
Own block paved driveway to the front of the property providing parking for several cars

COUNCIL TAX

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

Moatfield Road

Approximate Gross Internal Area
 Ground Floor = 112.7 sq m / 1,213 sq ft
 First Floor = 52.5 sq m / 565 sq ft
 Second Floor = 29.8 sq m / 321 sq ft
 External Cupboard = 0.3 sq m / 3 sq ft
 Total = 195.3 sq m / 2,102 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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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.

