



3 Elmhurst Close, Bushey, WD23 2QB

Price £975,000 Freehold

4  2 

 **Churchills**Bushey



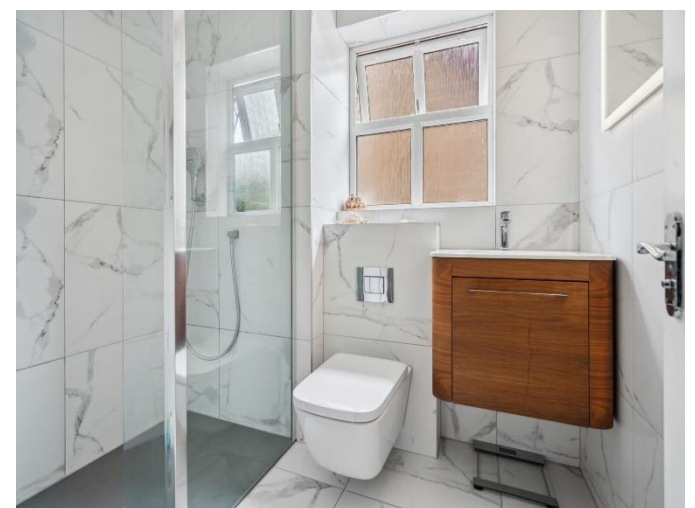
Price £975,000

3 Elmhurst Close, Bushey, Hertfordshire, WD23 2QB

- A 4 Bed 2 Bath Detached House
- Cul De Sac Location
- 2 Reception Rooms
- 4 Double Bedrooms
- Modern Shower Room
- Double Garage
- Close To Bushey Station
- Energy Rating: C

A 4 BEDROOM 2 BATHROOM DETACHED HOUSE, WELL MAINTAINED THROUGHOUT, ENTRANCE HALL, LIVING ROOM, DINING ROOM, CLOAKROOM, STUDY, KITCHEN BREAKFAST ROOM, MAIN BEDROOM WITH WALK IN WARDROBE & ENSUITE SHOWER ROOM, 3 FURTHER DOUBLE BEDROOMS, MODERN SHOWER ROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, ATTRACTIVE REAR GARDEN, DOUBLE GARAGE WITH OFF STREET PARKING, SITUATED IN A CUL DE SAC CLOSE TO BUSHEY MAINLINE STATION, PROVIDING A FAST SERVICE TO LONDON EUSTON







ENTRANCE HALL

Engineered wood flooring, staircase to the first floor with cupboard under

DINING ROOM 13'5" (4.09m) x 12'0" (3.66m)

Double aspect room with double glazed window to the front bay and double glazed window to the side, engineered wood flooring, glazed double doors leading on to

LIVING ROOM 16'11" (5.16m) x 12'0" (3.66m)

Engineered wood flooring, double glazed windows to the rear, double glazed patio doors leading on to the garden, inset spotlights, wall lights

STUDY 9'3" (2.82m) x 6'7" (2.01m)

Double glazed window to the front bay, fitted cupboards, shelving and work station, engineered wood flooring

CLOAKROOM

Double glazed window to the rear, low flush wc, wash hand basin with cupboard under, part tiled walls, tiled floor, inset spotlights

KITCHEN/ BREAKFAST ROOM 15'0" (4.57m) x 13'4" (4.06m)

Range of wall and base units, working surfaces, 1 1/2 bowl stainless steel sink unit with waste disposal unit, integrated electric oven and microwave, AEG 5 ring gas hob with extractor hood over, integrated dishwasher, plumbing for washing machine, space for fridge freezer and tumble dryer, cupboard housing gas fired central heating boiler, space for breakfast table, inset spotlights, tiled floor, double glazed window to the rear, double glazed door leading on to the garden

FIRST FLOOR LANDING

Double glazed window to the front, storage cupboard, access to loft via pull down ladder

BEDROOM 1 17'9" (5.41m) x 12'0" (3.66m)

Double glazed window to the rear, selection of newly fitted wardrobe cupboards, dressing table and chest of drawers, archway to walk in mirrored wardrobes, door to

ENSUITE SHOWER ROOM

Independent shower cubicle, vanity unit incorporating wash hand basin with drawers under, fitted wall mirror with lighting, back to wall wc, heated towel rail, part tiled walls, tiled floor, inset spotlights, extractor fan, double glazed window to the side

BEDROOM 2 12'1" (3.68m) x 10'11" (3.33m)

Double glazed window to the front, wardrobe cupboards

BEDROOM 3 12'8" (3.86m) x 9'3" (2.82m)

Double glazed window to the rear, fitted wardrobe cupboards and chest of drawers

BEDROOM 4 9'3" (2.82m) x 9'0" (2.74m)

Double glazed window to the front, wardrobe cupboards with sliding doors

MODERN SHOWER ROOM

Walk in shower cubicle, vanity unit incorporating wash hand basin with drawers under, fitted wall mirror with lighting, ladder radiator, back to wall wc, part tiled walls, tiled floor, inset spotlights, double glazed window to the rear

OUTSIDE

REAR GARDEN

Paved patio area, lawn with raised borders, outside tap and lighting, gated side access

ADDITIONAL GARDEN

To the rear of the garden there is an additional piece of land which the vendor owns which is very overgrown with trees and extends down to Malden Fields

DOUBLE GARAGE 16'11" (5.16m) x 16'10" (5.13m)

Within the cul de sac with up and over doors to the front, light and power, part storage in eaves

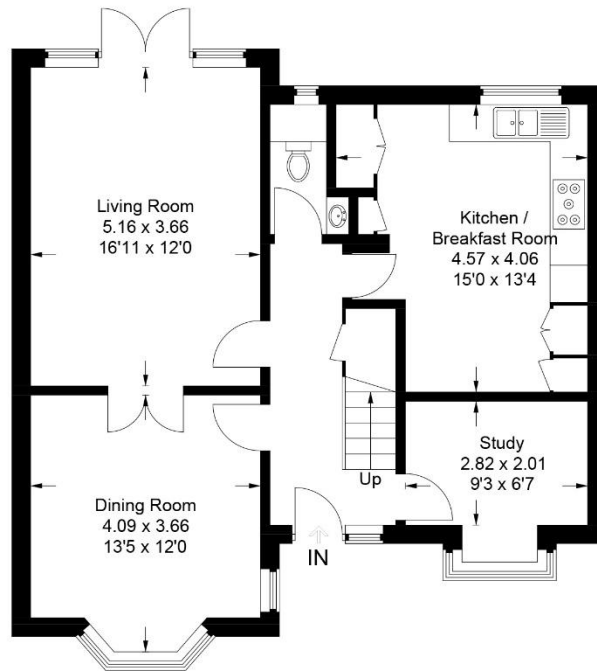
OFF STREET PARKING

To the front of the garage for 2 cars and bay in front of the property

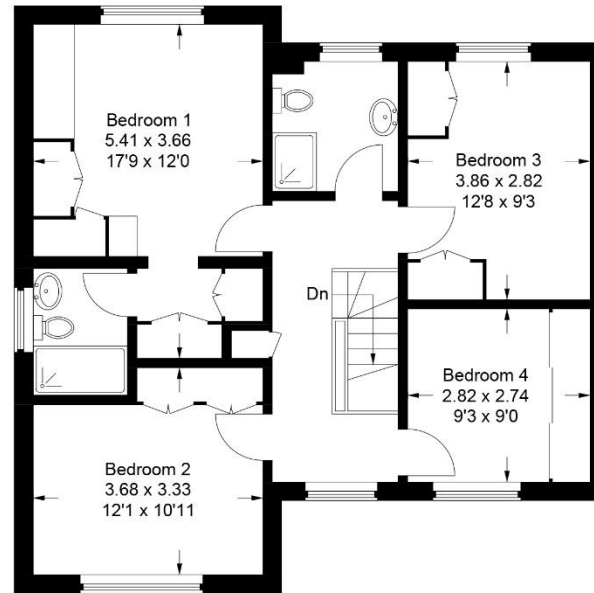
COUNCIL TAX

Hertsmere Borough Council, Tax Band G, £3572.04 2024/2025

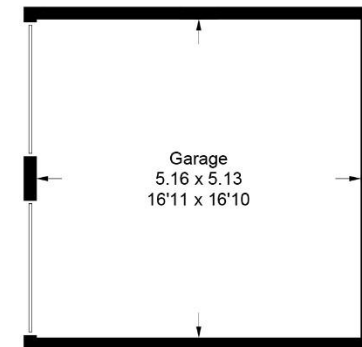
Approximate Gross Internal Area
 Ground Floor = 69.7 sq m / 750 sq ft
 First Floor = 67.8 sq m / 730 sq ft
 Garage = 26.5 sq m / 285 sq ft
 Total = 164.0 sq m / 1,765 sq ft



Ground Floor



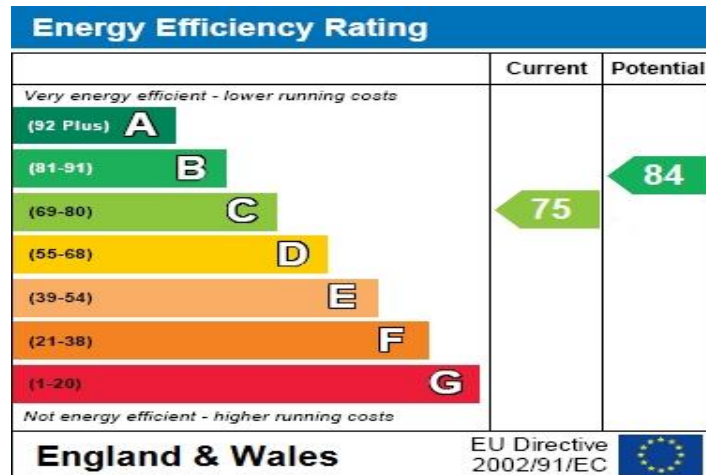
First Floor



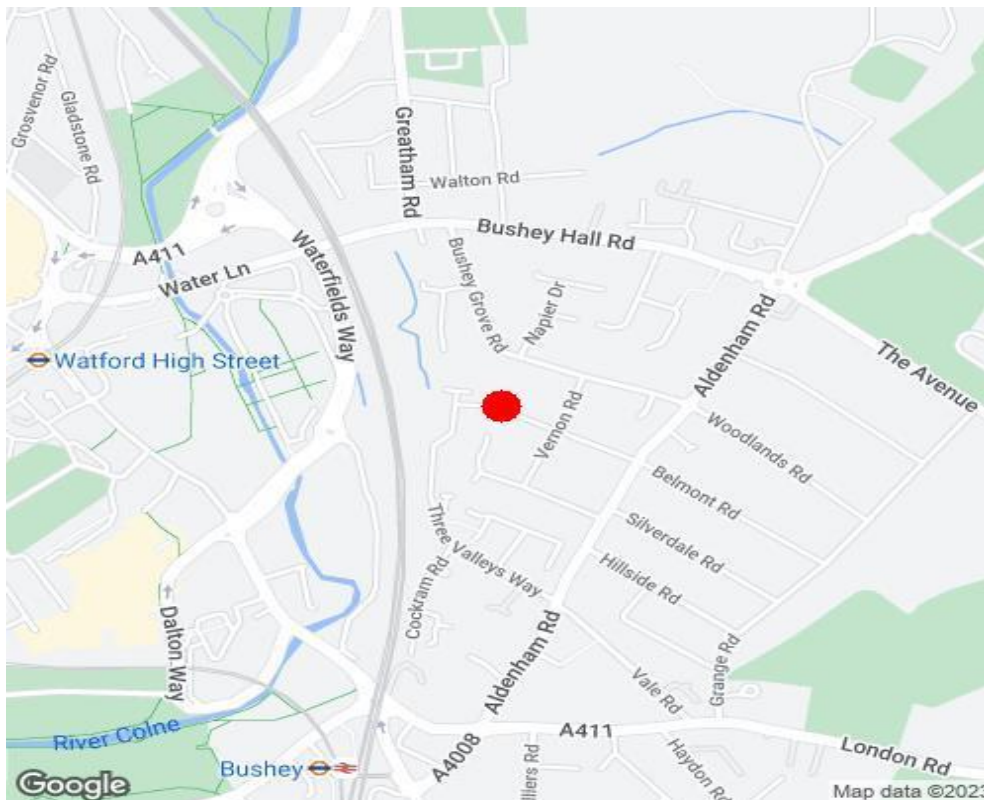
(Not Shown In Actual
 Location / Orientation)

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.