



26 Spring Crofts, Bushey, WD23 3AR

Price £620,000 Freehold

3  2 

 **Churchills**Bushey





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- Extended 3 Bed 2 Bath Semi
- Cul De Sac Location
- 3 Reception Rooms
- Concealed Office Spaces
- SW Facing Rear Garden
- Off Street Parking
- Close To Local Schools
- Energy Rating: D

AN EXTENDED 3 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE WELL PRESENTED THROUGHOUT, ENTRANCE HALL WITH CONCEALED OFFICE/LOFT ROOM, 3 RECEPTION ROOMS, KITCHEN/ BREAKFAST ROOM, DOWNSTAIRS SHOWER ROOM, 3 BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, WELL MAINTAINED SOUTH WEST FACING REAR GARDEN, OFF STREET PARKING TO THE FRONT, SITUATED IN A CUL DE SAC WITHIN WALKING DISTANCE, OF BUSHEY HIGH STREET, CLOSE TO LOCAL SCHOOLS, ALLOTMENTS, SHOPS AND RESTAURANTS











ENTRANCE HALL

Double glazed entrance door, staircase to the first floor, access to concealed office/loft room

RECEPTION ROOM 1 13'8" (4.17m) x 12'11" (3.94m)

Double glazed window to the front, attractive fireplace feature with fitted gas fire, cupboard under the stairs, archway to

RECEPTION ROOM 2 10'11" (3.33m) x 9'0" (2.74m)

Door to kitchen and bifolding doors leading on to

RECEPTION ROOM 3 11'0" (3.35m) x 8'0" (2.44m)

Double glazed window to the rear, inset spots, vinyl flooring, double glazed patio doors leading on to the garden

KITCHEN/ BREAKFAST ROOM 16'10" (5.13m) x 14'11" (4.55m)

Range of wall, display and base units, working surfaces, stainless steel sink unit with drainer, space for range cooker, space for fridge freezer, built in dishwasher, plumbing for washing machine and space for tumble dryer,, storage cupboard under stairs, vinyl flooring, inset spotlights, skylight window, cupboard housing wall mounted Worcester Combination boiler, ample space for breakfast table,

GROUND FLOOR SHOWER ROOM/ CLOAKROOM

Tiled shower cubicle, low flush WC, vanity unit incorporating wash hand basin with cupboard under, tiled walls, inset spots, double glazed window to the front

CONCEALED LOFT ROOM/ OFFICE 13'8" (4.17m) x 6'5" (1.96m)

Approached via remote controlled hatch & ladder, radiator, Velux windows, light and power

FIRST FLOOR LANDING

Double glazed window to the side, access to additional loft room via pull down ladder ( which is fully boarded, carpeted, insulated and with Velux window and radiator)

BEDROOM 1 13'0" (3.96m) x 9'10" (3m)

Double glazed window to the front, newly fitted wardrobe cupboards and shelving

BEDROOM 2 10'9" (3.28m) x 9'10" (3m)

Double glazed window to the rear, airing cupboard

BEDROOM 3 9'10" (3m) x 6'5" (1.96m)

Double glazed window to the front, built in wardrobes

FAMILY BATHROOM

Fitted bath with hand held shower attachment and electric power shower over, vanity unit incorporating wash hand basin with cupboard under and wc with concealed cistern, tiled walls, double glazed window to the rear

OUTSIDE

REAR GARDEN

South west facing garden with decked patio area, steps up to lawn area with borders, timber shed, outside light, hot and cold taps

OFF STREET PARKING

Via block paved driveway to the front of the property, outside tap

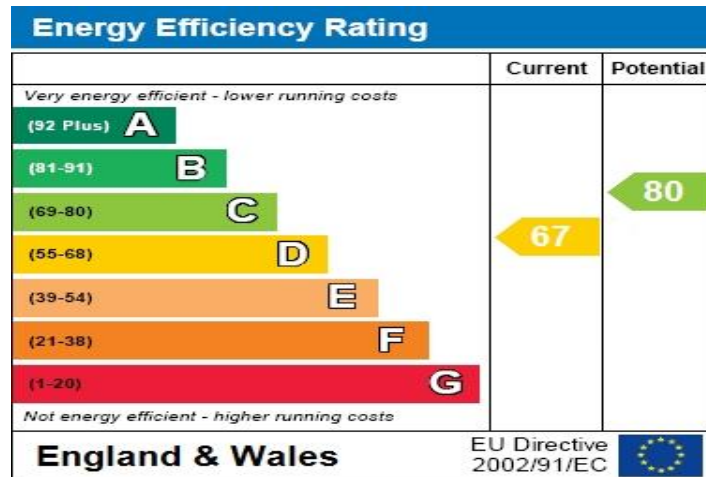
COUNCIL TAX

Hertsmere Borough Council Tax Band E £2619.51 2024/2025

Approximate Gross Internal Area  
 Ground Floor = 67.6 sq m / 728 sq ft  
 First Floor = 38.0 sq m / 409 sq ft  
 Loft = 8.1 sq m / 87 sq ft  
 Total = 113.7 sq m / 1,224 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.

