



38 Rudolph Road, Bushey Village, WD23 3DU

Price £610,000 Freehold

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 ChurchillsBushey



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38 Rudolph Road, Bushey Village, Bushey, Hertfordshire, WD23 3DU

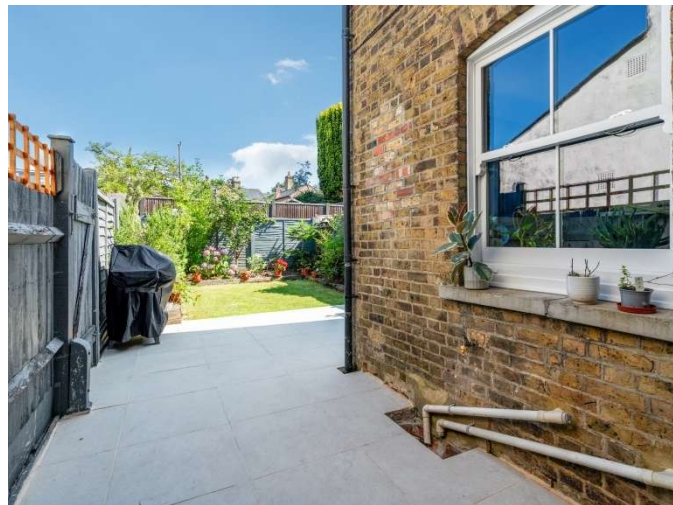
- Charming 3 Bed End Of Terrace House
- Tastefully Decorated
- Two Separate Reception Rooms
- Double Glazed Sash Windows
- Spacious Bathroom
- Garden With Newly Fitted Tiled Patio
- Situated in The Heart of Bushey Village
- Energy Rating: E

This charming three bedroom end of terrace house is tastefully decorated throughout, offering a warm and inviting atmosphere. Upon entering, you are greeted by an entrance hall leading to two separate reception rooms, perfect for entertaining or relaxing. There is a modern and stylish kitchen. On the first floor, there are two double bedrooms and a spacious bathroom, while the third bedroom is located on the second floor. The property features gas central heating and double glazed sash windows. Outside, the rear garden boasts a newly fitted porcelain tiled patio, ideal for outdoor dining and leisure.

Situated in the sought after heart of Bushey Village, this home offers a blend of modern amenities and a desirable location.







ENTRANCE HALL

Staircase to the first floor, wood flooring

RECEPTION ROOM 13'0" (3.96m) x 11'4" (3.45m)

Attractive cast iron fire place feature with shelving to alcoves, wood flooring, double glazed sash windows to the front bay

DINING ROOM 12'5" (3.78m) x 11'11" (3.63m)

Cast iron fire place feature, wood flooring, large storage cupboard under the stairs, double glazed sash window to the rear aspect, wood flooring

KITCHEN 11'6" (3.51m) x 8'0" (2.44m)

Modern range of base units and matching wall cupboards, working surfaces with inset 1.5 bowl sink unit, Neff electric oven with gas hob, wall mounted gas fired central heating boiler (Worcester Bosch), plumbing for washing machine, space for under counter fridge & freezer, wood flooring, double glazed sash window to the side aspect and further double glazed window overlooking the garden, wooden door to the outside

FIRST FLOOR LANDING

Staircase to the second floor with storage cupboard under

BEDROOM 1 15'1" (4.6m) x 11'3" (3.43m)

Fitted wardrobe cupboards, double glazed sash window to the front aspect

BEDROOM 2 12'7" (3.84m) x 9'2" (2.79m)

Double glazed sash window to the rear aspect

BATHROOM

Spacious bathroom with white suite comprising panelled bath with hand held shower attachment, walk in shower, low flush wc, vanity unit incorporating wash hand basin with cupboard and drawers under, mirrored wall cabinet, chrome ladder radiator, fire place feature, inset spotlights, part tiled walls, tiled floor, double glazed sash window to the rear aspect

SECOND FLOOR LANDING

Velux window to the front aspect

BEDROOM 3 14'3" (4.34m) Max x 11'4" (3.45m)

Velux window to the front aspect, eaves storage cupboards

OUTSIDE

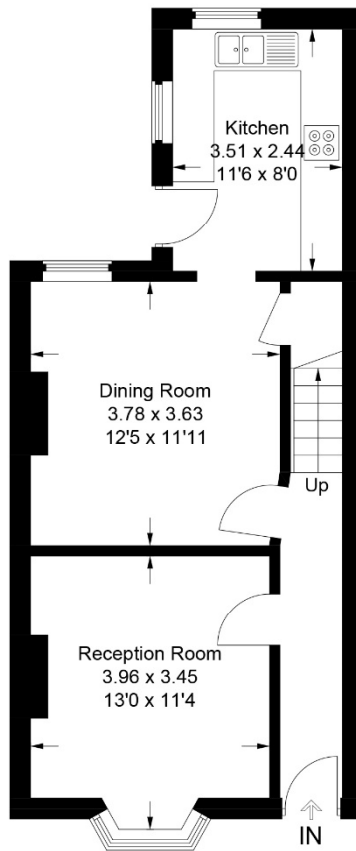
REAR GARDEN

With large newly fitted porcelain tiled patio area, lawn with raised borders, gated side access, outside tap

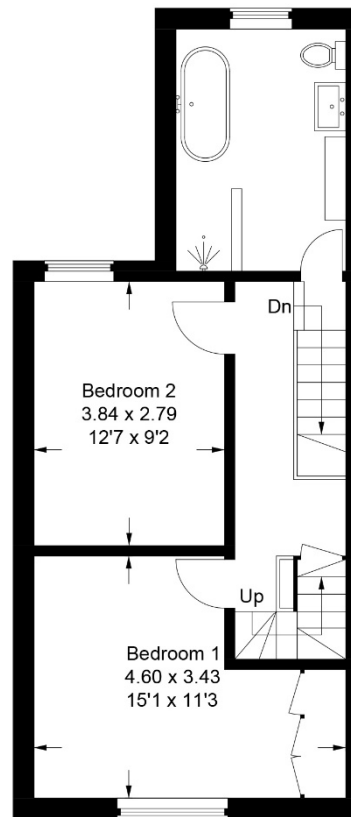
COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2619.51 2024/2025


Approximate Gross Internal Area
 Ground Floor = 43.2 sq m / 465 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Second Floor = 15.5 sq m / 167 sq ft
 Total = 101.2 sq m / 1,089 sq ft

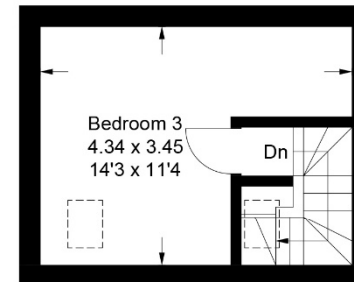


Ground Floor



First Floor

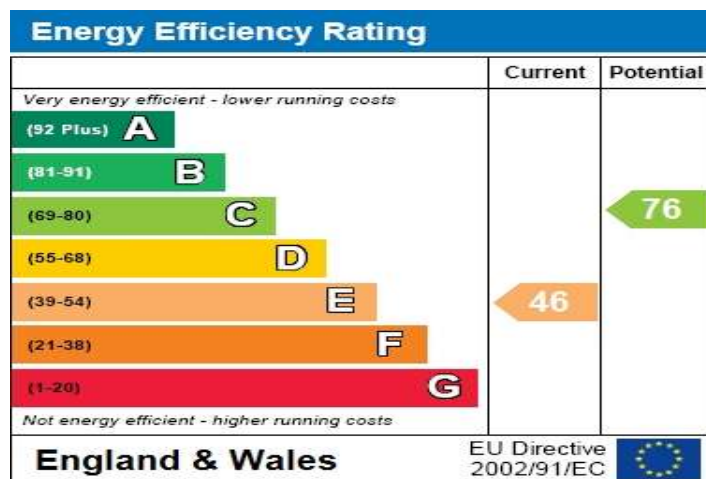
 = Reduced headroom below 1.5m / 5'0"



Second Floor

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.

