



122a Aldenham Road, Bushey, WD23 2ET

Price £1,175,000 Freehold

5  2 

 ChurchillsBushey





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122a Aldenham Road, Bushey, Hertfordshire, WD23 2ET

- A 5 Bed 2 Bath Detached House
- 3 Separate Reception Rooms
- Kitchen/ Breakfast Room With Separate Utility
- Double Glazed Conservatory
- Large Well Stocked Rear Garden
- Double Garage & Additional Parking To Front
- Sought After Location In Bushey
- Energy Rating: D

A 5 BEDROOM 2 BATHROOM DETACHED FAMILY HOME, BUILT CIRCA 1980s & WELL MAINTAINED THROUGHOUT, ENTRANCE HALL, CLOAKROOM, STUDY, 17FT LIVING ROOM, DINING ROOM, KITCHEN/ BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, DOUBLE GLAZED CONSERVATORY, BEDROOM 1 WITH ENSUITE SHOWER ROOM, 4 FURTHER BEDROOMS & FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, ATTRACTIVE & WELL STOCKED REAR GARDEN, INTEGRAL DOUBLE GARAGE WITH OWN DRIVEWAY, SOUGHT AFTER LOCATION, CLOSE TO LOCAL SHOPS, SCHOOLS & M1 & A41 MOTORWAYS

















ENTRANCE HALL

Double glazed window to the front, coat cupboard, storage cupboard, staircase to first floor with cupboard under

CLOAKROOM

Double glazed window to the front, low flush wc, wash basin with cupboard under, tiled floor

STUDY 12'11" (3.94m) x 8'8" (2.64m)

Double glazed window to the front, laminate wood flooring

LIVING ROOM 17'5" (5.31m) x 13'7" (4.14m)

Triple aspect room with double glazed window to the rear, glazed windows to the side and glazed door leading on to the garden, attractive fireplace with fitted gas fire

DINING ROOM 13'1" (3.99m) x 11'6" (3.51m)

Glazed doors leading on to the conservatory and hallway

DOUBLE GLAZED CONSERVATORY 18'4" (5.59m) x 9'6" (2.9m)

Laminate wood flooring, ceiling fan, double glazed patio doors leading on to the garden

KITCHEN/ BREAKFAST ROOM 13'10" (4.22m) x 8'7" (2.62m)

Range of wall and base units, working surfaces, 1 1/2 bowl sink unit with drainer, inset Neff ceramic hob with extractor over, inset Neff eye level double oven, plumbing for dishwasher, breakfast bar, laminate wood flooring, double glazed doors to the rear and double glazed doors leading on to the conservatory

UTILITY ROOM

Double glazed window and door to the side, base unit, stainless steel sink unit, space for fridge freezer, laminate wood flooring

FIRST FLOOR LANDING

Airing cupboard, access to the loft

BEDROOM 1 16'2" (4.93m) x 12'6" (3.81m)

Double glazed window to the front, wardrobe cupboards along one wall, additional wardrobe cupboard

ENSUITE SHOWER ROOM

Fully tiled, walk in shower cubicle with rainwater shower head, wash basin with cupboard under, fitted wall mirror with lighting, shaver point, low flush wc, chrome ladder radiator, double glazed window to the front

BEDROOM 2 13'5" (4.09m) x 12'8" (3.86m)

Double glazed window to the rear, wardrobe cupboards

BEDROOM 3 13'9" (4.19m) x 12'10" (3.91m)

Double glazed window to the rear, fitted wardrobe cupboards and units

BEDROOM 4 12'11" (3.94m) x 8'8" (2.64m)

Double glazed window to the front

BEDROOM 5 13'5" (4.09m) x 8'8" (2.64m)

Double glazed window to the rear, fitted wardrobe cupboards

FAMILY BATHROOM

Panelled bath with hand held shower attachment, wash hand basin with pedestal, low flush wc, double glazed window to the front

## OUTSIDE

### FRONT GARDEN

Laid to lawn with borders

### REAR GARDEN

Attractive, well stocked west facing rear garden mainly laid to lawn with borders, shrubs and trees, paved patio area, outside lighting and tap, gated side access

### INTEGRAL DOUBLE GARAGE

With up and over door to the front and personal door leading on to the entrance hall, light and power, wall mounted gas fired central heating boiler (Vaillant)

### OFF STREET PARKING

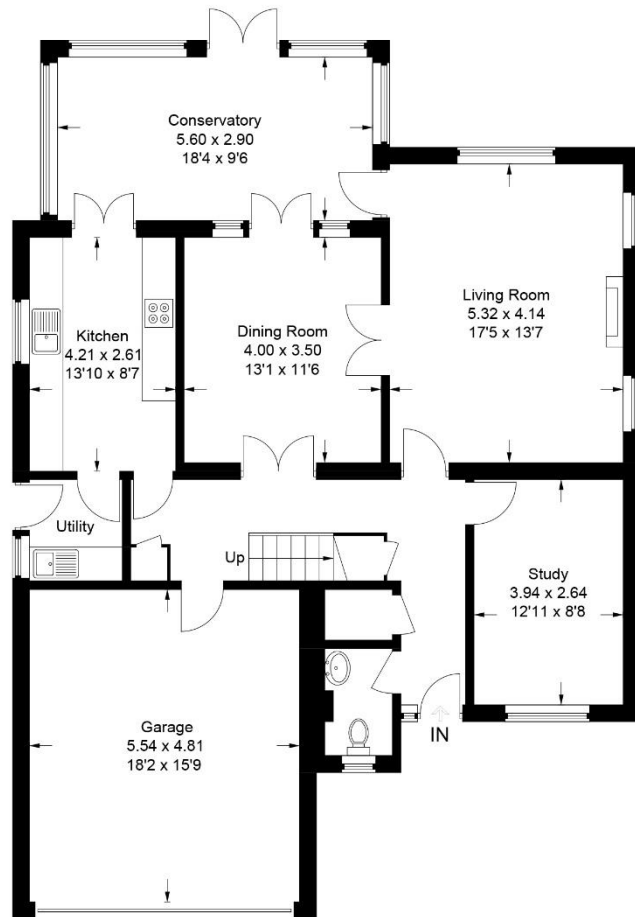
Via own block paved driveway providing parking for several cars

### COUNCIL TAX


Hertsmere Borough Council, Tax Band F, £3095.78 2024/2025

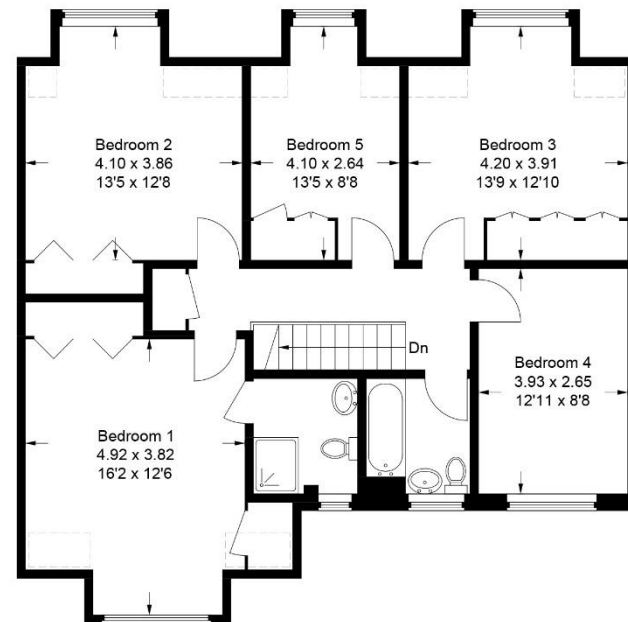


Approximate Gross Internal Area = 222.9 sq m / 2,399 sq ft  
(Including Garage)



**Ground Floor**

 = Reduced headroom below 1.5m / 5'0

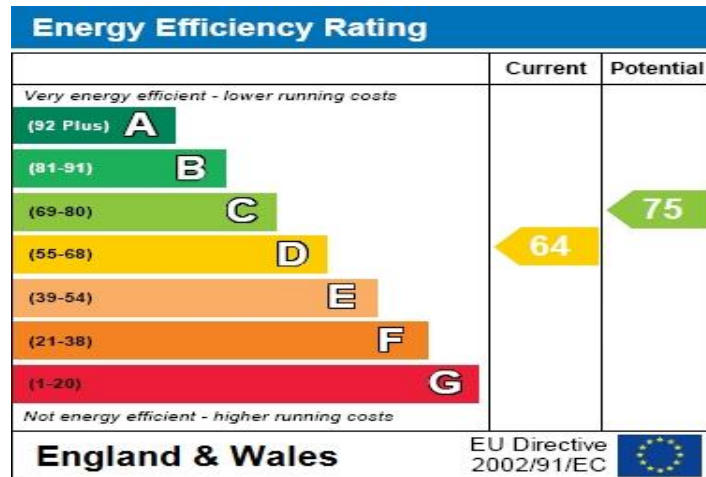


**First Floor**

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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Part of the **F** fairfield family



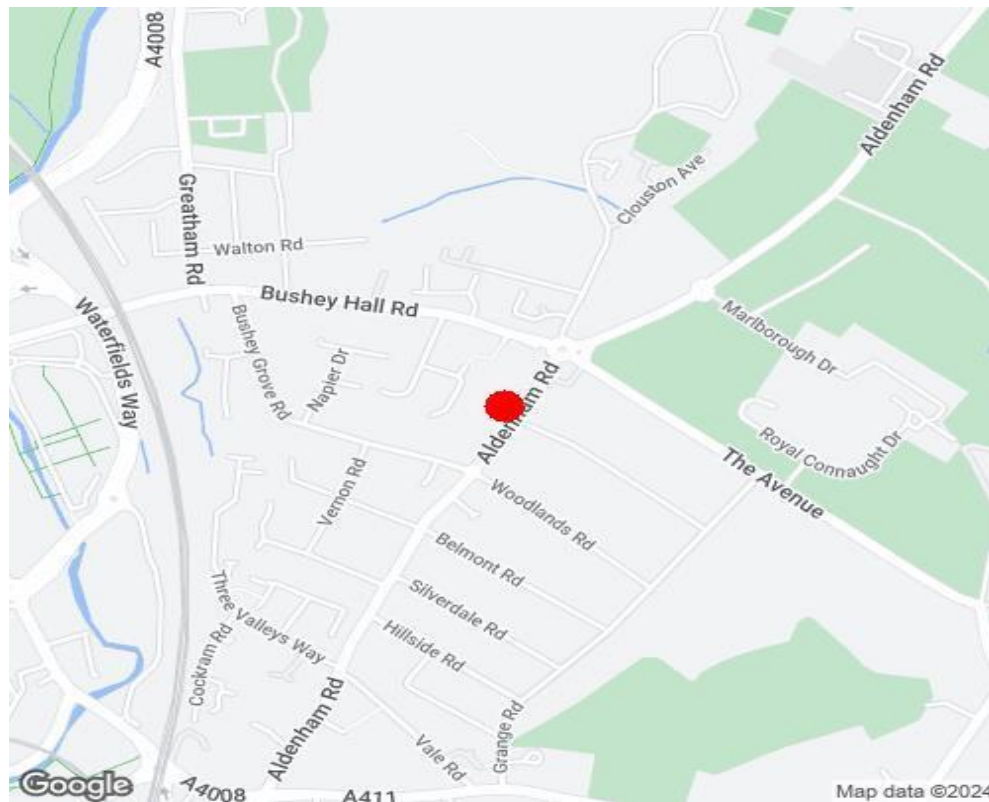
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#### Important Notice:

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.