



58 Melbourne Road, Bushey, WD23 3LY

Price £450,000 Freehold

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 **Churchills**Bushey





Price £450,000

58 Melbourne Road, Bushey, Hertfordshire, WD23 3LY

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- A 3 Bedroom Mid Terrace House
- In Need of Complete Modernisation
- Cloakroom
- Gas Central Heating
- Rear Garden
- Off Street Parking To The Front
- Convenient Residential Location
- Energy Rating: C

This 3 bedroom mid terrace house offers a fantastic opportunity for renovation, as it is in need of complete modernisation throughout. The property features an entrance hall leading to a living room and a spacious kitchen, along with a convenient ground floor cloakroom. Upstairs, there are three bedrooms and a family bathroom. Additional benefits include gas central heating, a rear garden, and off-street parking at the front. Situated in a residential location, the home is within walking distance of local shops and schools, making it ideal for those seeking a project in a convenient location.







#### ENTRANCE HALL

Laminate wood flooring, staircase to the first floor

#### LIVING ROOM

Window to the front aspect, laminate wood flooring

#### KITCHEN/ BREAKFAST ROOM

Wall and base units, working surfaces, stainless steel sink unit with drainer, cooker point, plumbing for washing machine, inset spot lights, vinyl flooring, storage cupboard, wall mounted gas fired central heating boiler, window to the rear aspect

#### CLOAKROOM

Window to the rear aspect, low flush wc, wash hand basin, vinyl flooring

#### FIRST FLOOR LANDING

Storage cupboard, access to the loft

#### BEDROOM 1

Window to the rear aspect, wardrobe cupboard

#### BEDROOM 2

Window to the front aspect

#### BEDROOM 3

Window to the rear aspect

#### BATHROOM

Bath with shower over, wash hand basin, low flush wc, vinyl flooring, window to the front aspect

#### OUTSIDE

#### REAR GARDEN

Paved patio area, steps down to lawn area, garden shed, gated right of way over neighbours garden

#### OFF STREET PARKING

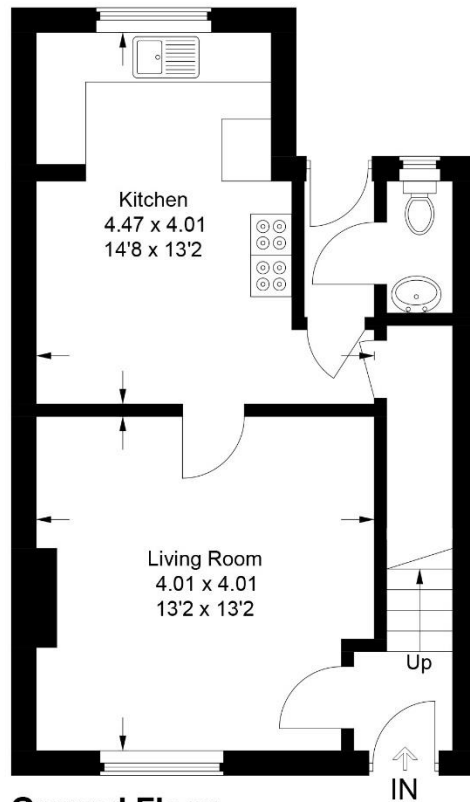
To the front of the property

#### COUNCIL TAX BAND

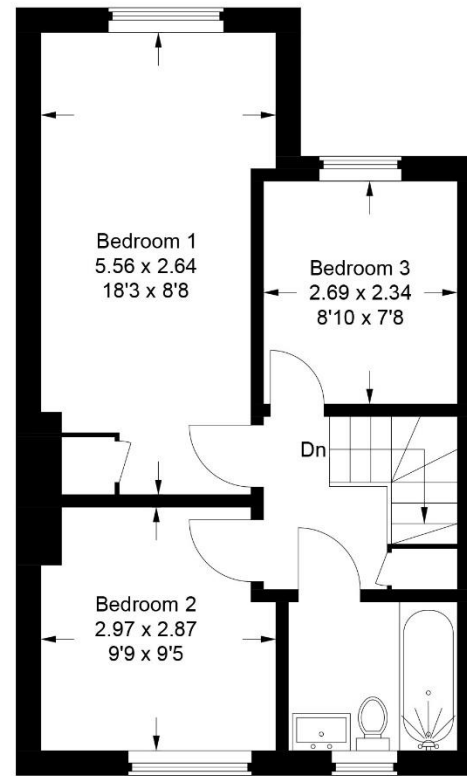
Hertsmere Borough Council, Tax Band C, £ £1997.82 2025/2026

## Melbourne Road

Approximate Gross Internal Area  
Ground Floor = 40.2 sq m / 433 sq ft  
First Floor = 40 sq m / 430 sq ft  
Total = 80.2 sq m / 863 sq ft



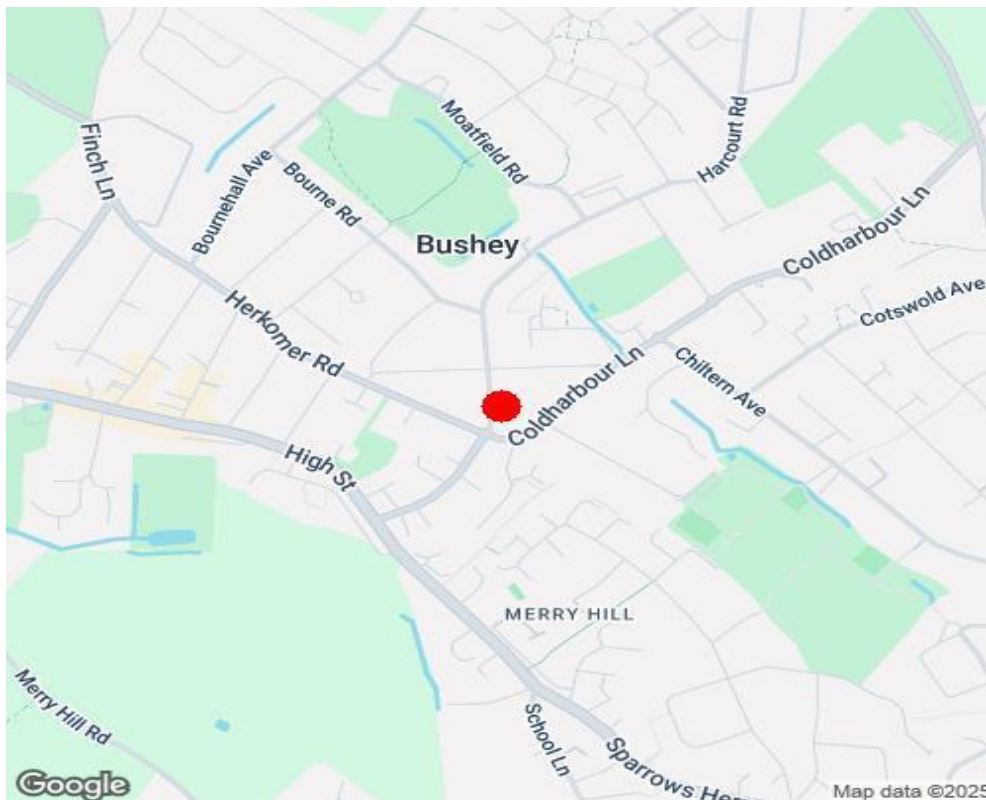
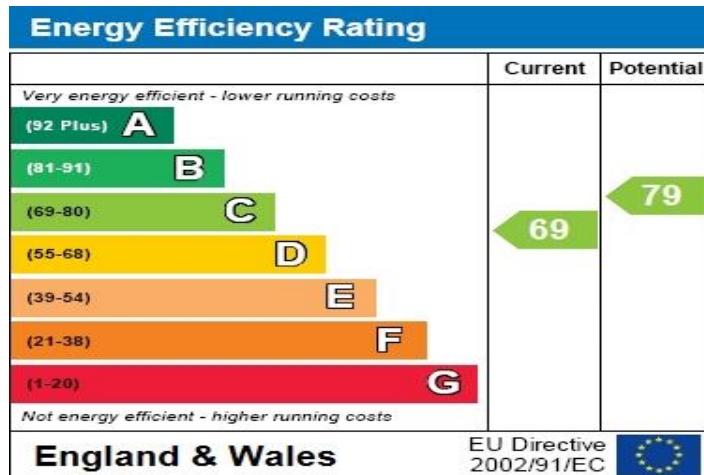
**Ground Floor**



**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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#### 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.