



1b Springfield, Bushey Heath, WD23 1GL

Price £425,000 Freehold

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 **Churchills**Bushey



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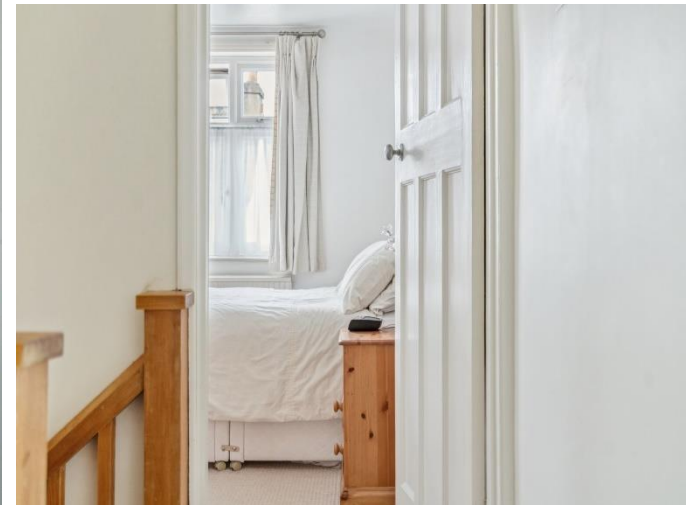
**1b Springfield, Bushey Heath, Bushey, Hertfordshire,  
WD23 1GL**

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- A 2 Bed Terrace Cottage
- 23ft Through Lounge
- Modern Fitted Kitchen
- Bedroom & Bathroom Off Landing
- Gas Central Heating/ Double Glazing
- Cul De Sac Location
- Close To Bushey High Road
- Energy Rating: D

AN ATTRACTIVE 2 BEDROOM TERRACE COTTAGE BUILT IN 1920s,  
ENTRANCE PORCH, 23FT THROUGH LOUNGE,  
MODERN FITTED KITCHEN,  
TWO DOUBLE BEDROOMS & BATHROOM,  
(ALL OFF FIRST FLOOR LANDING),  
GAS CENTRAL HEATING, DOUBLE GLAZING,  
SOUTH EAST FACING REAR GARDEN,  
SOUGHT AFTER CUL DE SAC LOCATION,  
WITHIN EASY REACH OF BUSHEY HIGH ROAD







ENTRANCE PORCH

Double glazed window to the side aspect

OUTSIDE

THROUGH LOUNGE 23'5" (7.14m) x 10'10" (3.3m)

Double aspect room with double glazed window to the front bay and double glazed window to the rear aspect, wood flooring, wall lights, open staircase to the first floor

REAR GARDEN

Mainly laid to lawn with shrubs and borders, outside tap, garden shed, right of way gated side access

MODERN KITCHEN 15'4" (4.67m) x 6'10" (2.08m)

Double aspect room with double glazed window to the side and rear aspects. Range of wall and base units, working surfaces, stainless steel sink unit with drainer, Bosch induction hob with extractor fan over, 2 Neff ovens, integrated slimline Bosch dishwasher, plumbing for washing machine, space for fridge/ freezer, inset spot lights, vinyl flooring, cupboard housing wall mounted gas fired central heating boiler, double glazed casement door leading on to the garden

COUNCIL TAX

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

FIRST FLOOR LANDING

Inset spotlight

BEDROOM 1 10'11" (3.33m) x 11'0" (3.35m)

Double glazed window to the front aspect, fitted wardrobe cupboards along one wall with mirrored sliding doors, additional wardrobe cupboard

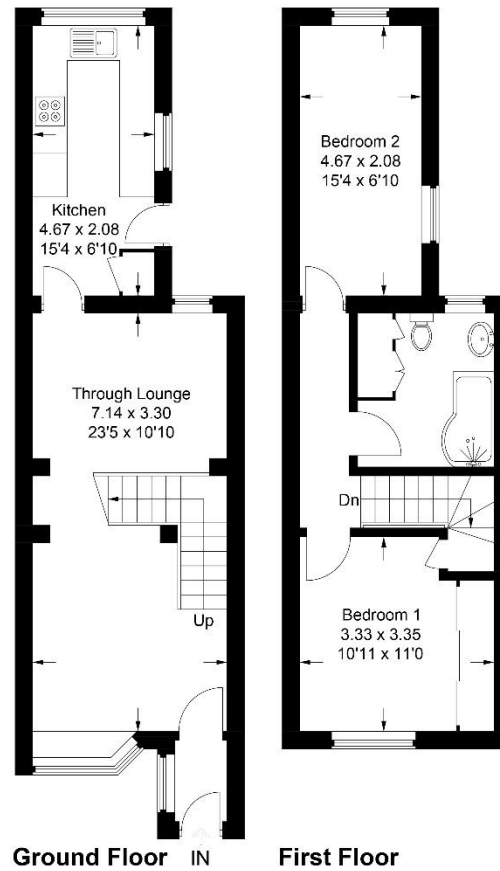
BEDROOM 2 15'4" (4.67m) x 6'10" (2.08m)

Double aspect room with double glazed window to the side and rear aspects, loft access via pull down ladder

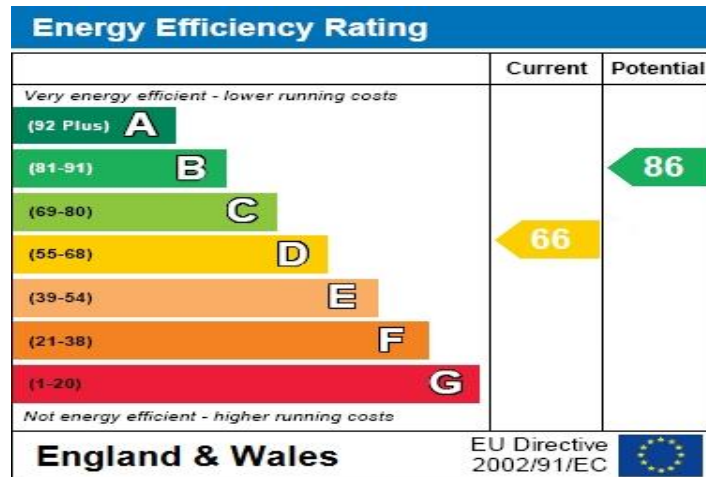
BATHROOM

Fully tiled. P-shaped bath with independent shower over, glass shower screen, low flush wc, wash hand basin with pedestal, mirrored wall cabinet, chrome ladder radiator, storage cupboards providing ample storage, inset spotlights, double glazed window to the rear aspect

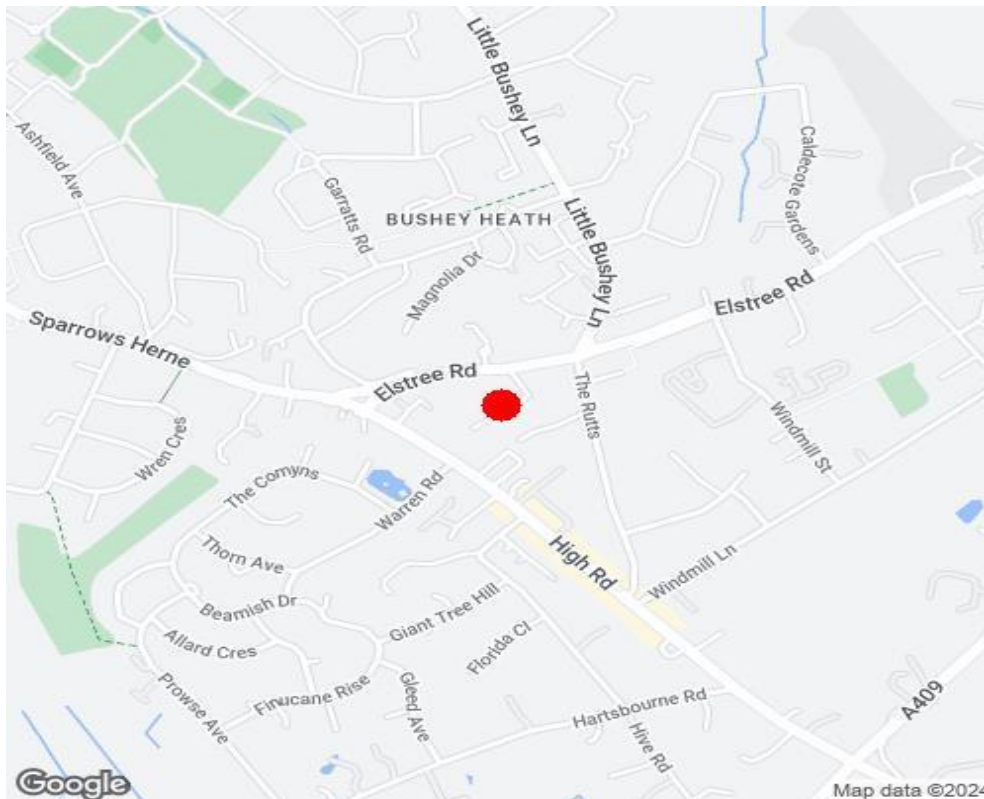
Approximate Gross Internal Area  
Ground Floor = 36.8 sq m / 396 sq ft  
First Floor = 34.5 sq m / 371 sq ft  
Total = 71.3 sq m / 767 sq ft



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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Churchills Bushey  
 72 High Street, Bushey, Hertfordshire, WD23 3HE  
 T: 020 8950 0033  
[property@churchillsbushey.co.uk](mailto:property@churchillsbushey.co.uk)  
<https://www.churchillsbushey.co.uk>



#### 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.