



4 Homefield Road, Bushey, WD23 3FA

Price £570,000 Freehold

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 ChurchillsBushey



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4 Homefield Road, Bushey, Hertfordshire, WD23 3FA

- A 3 Double Bedroom Semi Detached House
- Through Lounge/ Dining Room With Bifolding Doors
- Open Plan Kitchen/ Snug
- Luxury Vinyl Wood Effect Flooring
- Rear Garden With Insulated Home Office
- Off Street Parking
- Convenient Location
- Energy Rating: C

A 3 DOUBLE BEDROOM SEMI DETACHED HOUSE,
ENTRANCE PORCH,
22FT THROUGH LOUNGE/ DINING ROOM WITH BIFOLDING DOORS,
OPEN PLAN KITCHEN/ SNUG,
3 BEDROOMS, BATHROOM,
GAS CENTRAL HEATING, DOUBLE GLAZING,
LUXURY WOOD EFFECT VINYL FLOORING,
REAR GARDEN WITH HOME OFFICE TO REAR,
OFF STREET PARKING TO THE FRONT FOR TWO CARS,
CONVENIENT RESIDENTIAL LOCATION,
CLOSE TO LOCAL SHOPS & SCHOOLS





ENTRANCE PORCH

Laminate flooring, bespoke shoe storage, double glazed window to the side aspect

THROUGH LOUNGE/ DINING ROOM 22'0" (6.71m) x 11'11" (3.63m)

Luxury wood effect vinyl flooring, double glazed window to the front, double glazed bi folding doors leading to garden

KITCHEN 12'4" (3.76m) x 8'0" (2.44m)

Range of wall and base units, wooden working surfaces, sink unit, built in eye level oven and grill, 5 ring gas hob with stainless steel chimney hood over, plumbing for dishwasher and washing machine, space for fridge freezer, cupboard housing wall mounted gas fired central heating boiler (Ideal), luxury wood effect vinyl flooring, double glazed window to the rear aspect

SNUG 16'1" (4.9m) x 8'2" (2.49m)

Meter cupboard, column radiator, inset spot lights, luxury wood effect vinyl flooring, breakfast bar/ workspace, double glazed door leading to the outside

FIRST FLOOR LANDING

Access to the loft, drying cupboard, storage cupboard

BEDROOM 1 14'7" (4.45m) x 11'11" (3.63m)

Double glazed window to the front aspect

BEDROOM 2 13'8" (4.17m) x 7'8" (2.34m)

Double glazed window to the rear aspect

BEDROOM 3 11'7" (3.53m) x 8'4" (2.54m)

Double glazed window to the front aspect

BATHROOM

Panelled bath with independent shower over, vanity unit incorporating wash hand basin , wc with concealed cistern and cupboards, fitted wall mirror & cabinet chrome ladder radiator, tiled walls, luxury wood effect vinyl flooring, extractor fan, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

With decked patio area, lawn, outside light and tap, gated side access, home office to rear

GARDEN SHED 15'8" (4.78m) x 8'0" (2.44m)

Timber framed out building incorporating large garden store and home office

HOME OFFICE 7'10" (2.39m) x 7'7" (2.31m)

Home office is insulated with double glazed windows and doors to the front, Internet access, light and power

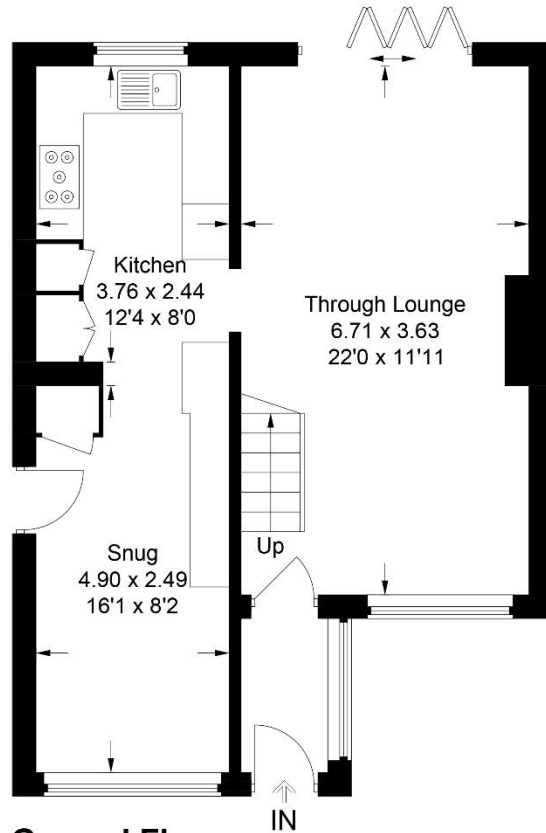
OFF STREET PARKING

To the front of the property providing space for 2 cars

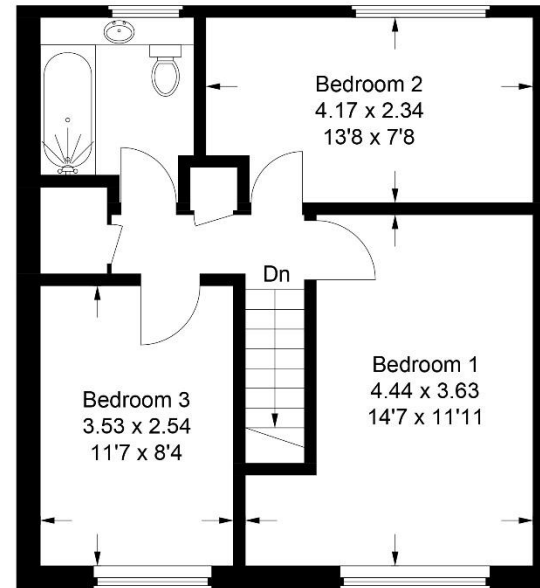
COUNCIL TAX

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

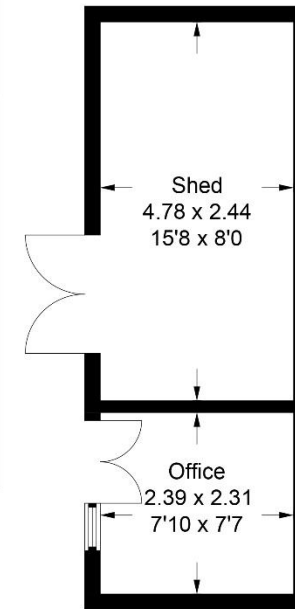
Approximate Gross Internal Area
 Ground Floor = 50.8 sq m / 547 sq ft
 First Floor = 43.4 sq m / 467 sq ft
 Outbuildings = 17.4 sq m / 187 sq ft
 Total = 111.6 sq m / 1,201 sq ft



Ground Floor



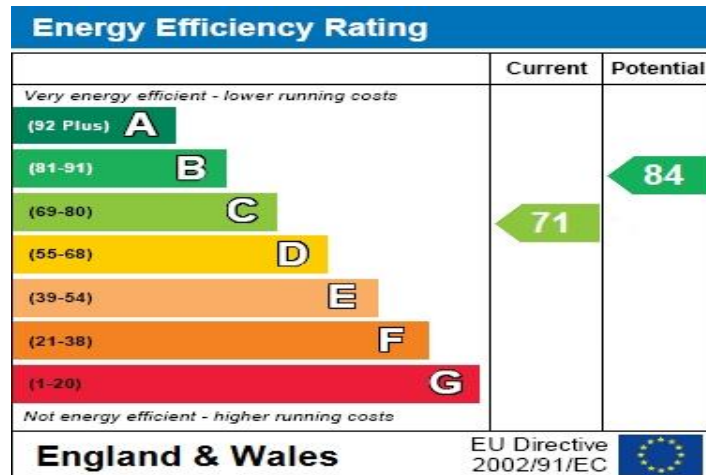
First Floor



(Not Shown In Actual
Location / Orientation)

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.

