



67d Bushey Grove Road, Bushey, WD23 2GJ

Price £535,000 Freehold

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 ChurchillsBushey





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67d Bushey Grove Road, Bushey, Hertfordshire, WD23 2GJ

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- Spacious 4 Bed 2 Bath Town House
- In Need of Modernisation
- Large L - Shaped Living/ Dining Room
- South East Facing Rear Garden
- Solar Panels
- Integral Garage & Off Street Parking
- No Upper Chain
- Energy Rating: D

This spacious four bedroom, two bathroom townhouse offers a fantastic opportunity for modernisation and is situated in a convenient location near Watford Town Centre. The ground floor comprises of an inviting entrance hall with generous storage, a shower room, and a flexible bedroom that could easily double as a home office or study. The first floor has an L-shaped living and dining room, ideal for both relaxing and entertaining, and a separate kitchen. Upstairs there are three additional bedrooms and a family bathroom. Moving outside, there is a south east-facing garden that captures sunlight throughout the day.

With an integral garage, off street parking, double glazing, and solar panels, this home has both practical amenities and great potential for updating.

The property also benefits from being offered for sale with no upper chain.









ENTRANCE HALL

Three storage cupboards, one housing wall mounted gas fired central heating boiler and one housing lagged hot water cylinder, electric night storage heater, door leading to integral garage, staircase to the first floor

GROUND FLOOR SHOWER ROOM

Fully tiled. Independent shower cubicle with fitted Triton electric shower, wash hand basin, low flush wc, mirrored wall cabinet, plumbing for washing machine, double glazed window to the rear aspect

BEDROOM 4/ STUDY 10'0" (3.05m) x 8'2" (2.49m)

Double glazed window to the rear aspect, double glazed casement door leading on to the garden

FIRST FLOOR LANDING

LIVING/ DINING ROOM 28'0" (8.53m) x 15'4" (4.67m)

Double aspect room with double glazed windows to the front and rear aspects, staircase to the 2nd floor

KITCHEN 10'6" (3.2m) x 7'1" (2.16m)

Range of wall and base units including pull out larder cupboard, working surfaces, stainless steel sink unit with drainer, cooker point, space for under counter fridge, plumbing for dishwasher, vinyl flooring, double glazed window to the rear aspect

SECOND FLOOR LANDING

Access to the loft via pull down ladder, storage cupboard

BEDROOM 1 12'0" (3.66m) x 8'8" (2.64m)

Double glazed window to the front aspect, wardrobe cupboard

BEDROOM 2 13'2" (4.01m) x 8'8" (2.64m)

Double glazed window to the rear aspect, wardrobe cupboard

BEDROOM 3 10'0" (3.05m) x 7'5" (2.26m)

Double glazed window to the rear aspect

FAMILY BATHROOM

Panelled bath with independent electricTriton shower over, vanity unit incorporating wash hand basin and cupboard under, low flush wc, mirrored wall cabinet, cork tiled floor, tiled walls, double glazed window to the front aspect

OUTSIDE

Meter cupboard to the front of the property. Solar panels on the roof

SOUTH EAST FACING REAR GARDEN

Paved patio area, mature shrubs, timber shed, gated side access

INTEGRAL GARAGE 16'6" (5.03m) x 8'3" (2.51m)

With up and over door to the front, light and power, personal door to the rear leading in to the entrance hall

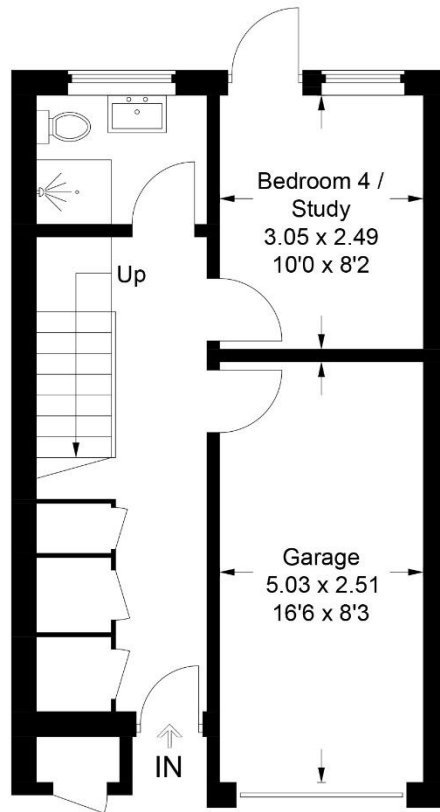
OFF STREET PARKING

Via own block paved driveway providing parking for 2 cars

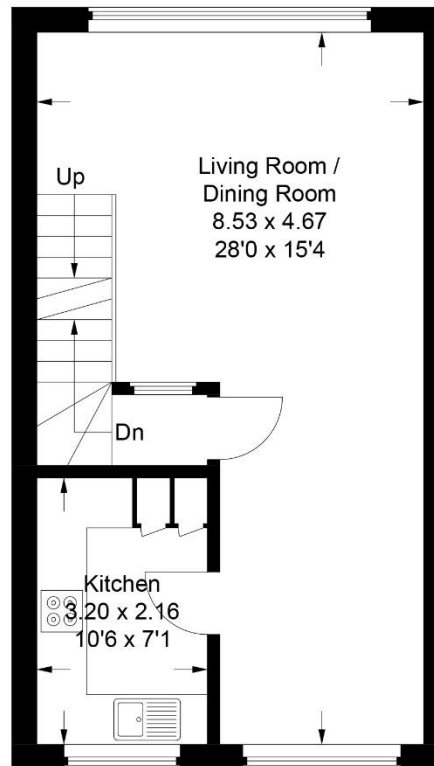
COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2747.00 2025/2026

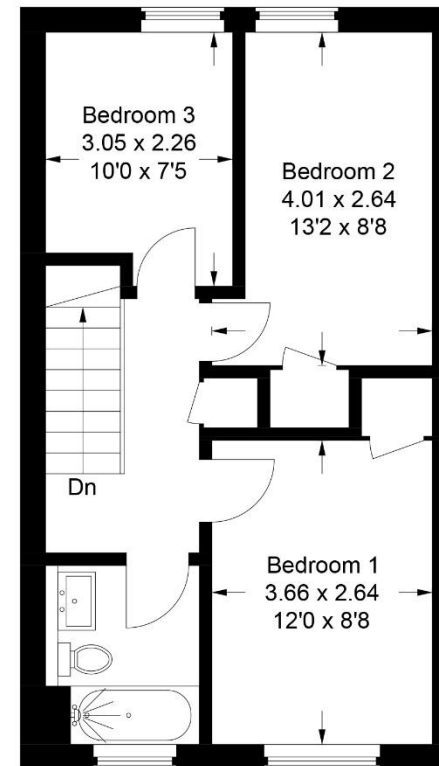
Approximate Gross Internal Area  
 Ground Floor = 36.7 sq m / 395 sq ft  
 First Floor = 39.7 sq m / 427 sq ft  
 First Floor = 39.7 sq m / 427 sq ft  
 Outside Cupboard = 0.5 sq m / 5 sq ft  
 Total = 116.6 sq m / 1,254 sq ft



**Ground Floor**



**First Floor**

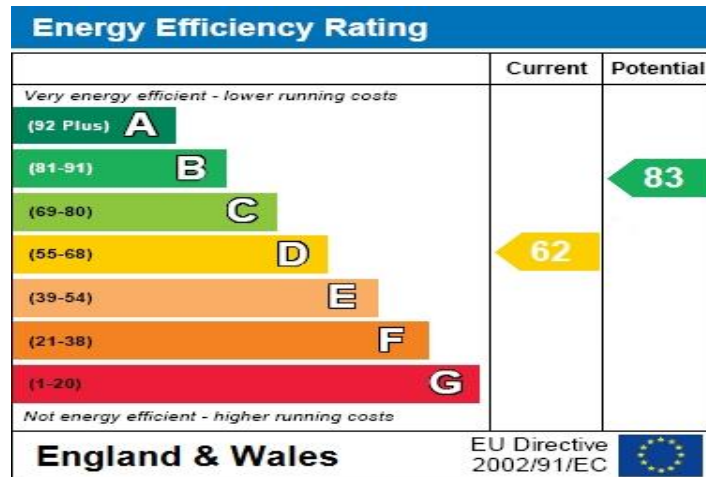


**Second Floor**

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.

