



11 St Leonards Close, Bushey, WD23 2DB

Price £765,000 Freehold

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 ChurchillsBushey



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11 St Leonards Close, Bushey, Hertfordshire, WD23 2DB

- A 3/4 Bedroom Detached House
- Spacious Living Accommodation
- Gas Central Heating/ Double Glazing
- Front Garden & Rear Garden With Outbuilding
- Garage & Off Street Parking
- Scope For Extension (stpp)
- No Upper Chain
- Energy Rating: D

This 3/4 bedroom detached house, located in a quiet cul de sac near Bushey mainline station, Watford High Street Station, and Watford Town Centre, offers spacious living accommodation and scope for extension (stpp).

The ground floor includes a cloakroom, 2 reception rooms, and a kitchen/breakfast room. Upstairs, the main bedroom features an ensuite shower room, accompanied by two additional bedrooms and a large shower room. A former bathroom has been repurposed as a utility room. Outside, the property boasts a charming rear garden with an outbuilding ideal for a home office, a garage, and off street parking at the front. The property is offered for sale with no upper chain.









#### ENTRANCE LOBBY

Vinyl flooring, dado rail

#### CLOAKROOM

Double glazed window to the side aspect, low flush wc, wash hand basin, wall mirror, tiled walls, laminate wood flooring, inset spotlights, extractor fan

#### ENTRANCE HALL

Staircase to the first floor, dado rail, storage cupboard

#### RECEPTION ROOM 1 16'7" (5.05m) x 15'0" (4.57m)

Double glazed window to the front aspect with fitted blinds, dado rail, wall lights, open plan to

#### RECEPTION ROOM 2 15'3" (4.65m) x 13'11" (4.24m)

Double glazed sliding patio doors leading on to the garden, dado rail

#### KITCHEN/ BREAKFAST ROOM 22'1" (6.73m) x 8'11" (2.72m)

Double aspect room with double glazed window to the front aspect and double glazed doors leading on to the garden. Range of wall and base units, working surfaces, 1.5 bowl sink unit with waste disposal unit, ceramic hob, fitted Neff oven, microwave and dishwasher, recess for fridge freezer, vinyl flooring, inset spotlights, under stairs cupboards

#### FIRST FLOOR LANDING

Double glazed window to the rear aspect, dado rail, access to the loft via pull down ladder

#### BEDROOM 1 11'11" (3.63m) x 10'9" (3.28m)

Double glazed window to the front aspect, fitted wardrobe cupboards, door to

#### EN SUITE SHOWER ROOM

Shower cubicle, vanity unit incorporating wash hand basin with cupboard under, low flush wc, wall mirror, ladder radiator, tiled walls, laminate wood flooring, inset spotlights

#### BEDROOM 2 13'11" (4.24m) x 9'0" (2.74m)

Double glazed window to the front aspect with a range of fitted furniture including wardrobes, bed side tables and chest of drawers, bed recess

#### BEDROOM 3 9'1" (2.77m) x 7'2" (2.18m)

Double glazed window to the rear aspect

#### UTILITY ROOM

Formerly the bathroom. Wall mounted gas fired central heating boiler (Potterton), plumbing for washing machine, space for tumble dryer, airing cupboard housing lagged hot water cylinder, storage cupboard, laminate wood flooring, double glazed window to the side aspect

#### SHOWER ROOM

Formerly Bedroom 4. With large walk in shower, vanity unit incorporating wash hand basin with cupboard under, low flush wc, bidet, ladder radiators, extractor fan, inset spotlights, laminate wood flooring, double glazed window to the rear aspect

#### OUTSIDE

##### FRONT GARDEN

Paved front garden with raised borders

##### REAR GARDEN

Paved patio area, lawn, mature shrubs, outside light and tap, storage shed, gated side access

OUTBUILDING/ HOME OFFICE 11'9" (3.58m) x 10'8" (3.25m)

Double glazed outbuilding with light and power, in need of repair

GARAGE 32'0" (9.75m) x 10'0" (3.05m)

Approached via own paved driveway with up and over door to the front

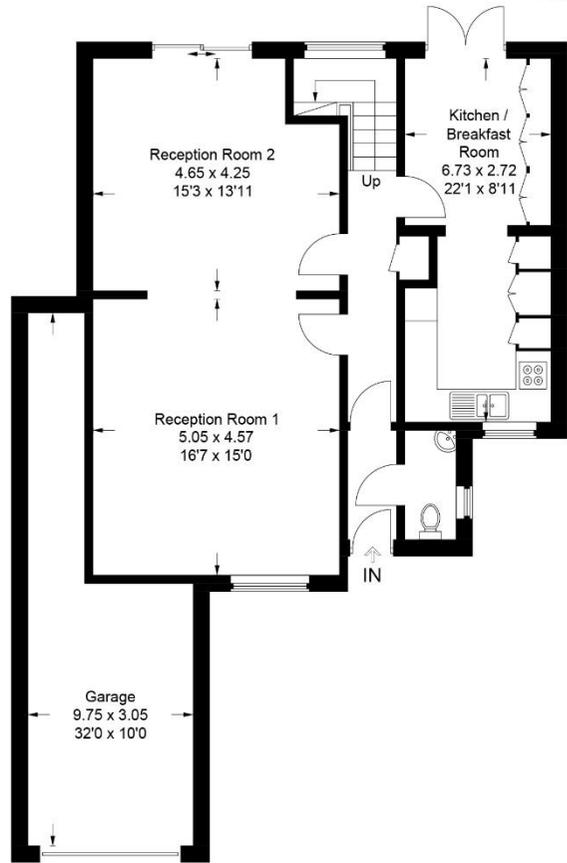
OFF STREET PARKING

Paved driveway to the front of the property providing parking for 2 cars

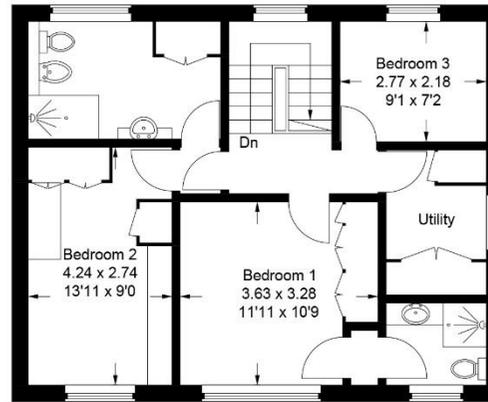
COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3246.45 2025/2026

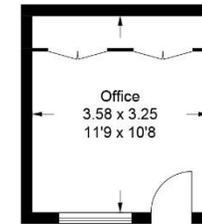
Approximate Gross Internal Area  
 Ground Floor = 74.2 sq m / 799 sq ft  
 First Floor = 56.2 sq m / 605 sq ft  
 Garage / Office = 31.5 sq m / 339 sq ft  
 Total = 161.9 sq m / 1,743 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

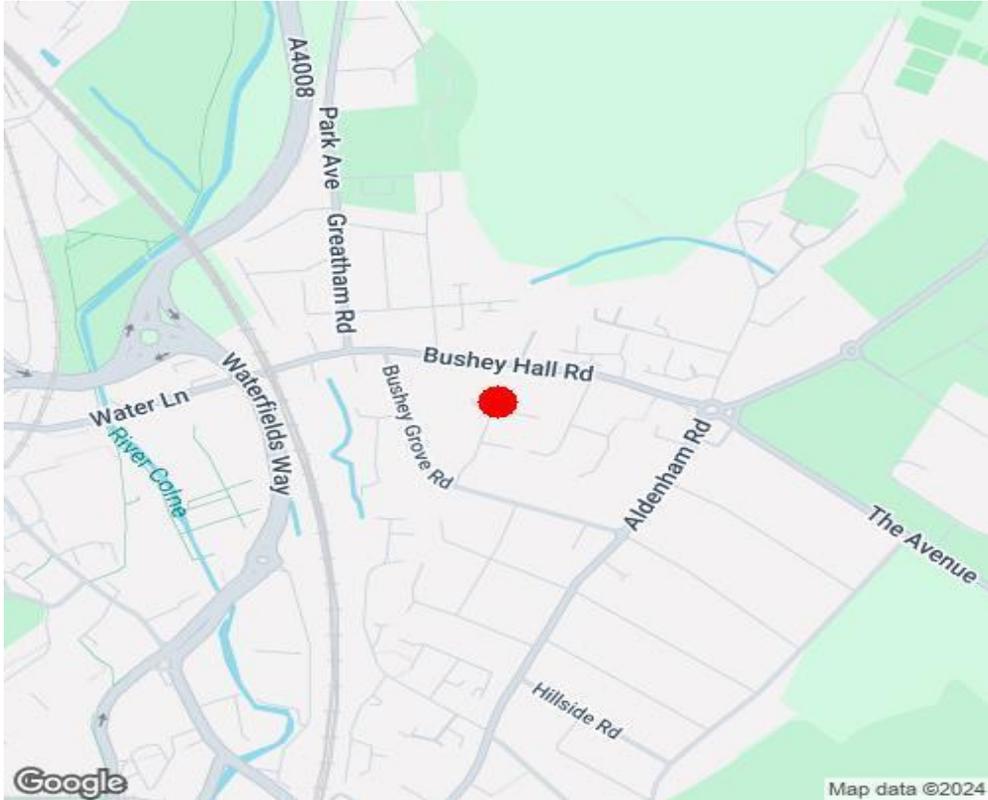
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.