



36 Rudolph Road, Bushey, WD23 3DU

Price £525,000 Freehold

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 ChurchillsBushey



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36 Rudolph Road, Bushey, Hertfordshire, WD23 3DU

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- A Spacious 2 Bedroom Mid Terrace Cottage
- In Need Of Complete Modernisation
- 25ft Through Lounge
- Bedrooms & Bathroom Accessed Off Landing
- Double Glazing/ Gas Central Heating
- Courtyard Style Rear Garden
- No Upper Chain
- Energy Rating: D

A spacious 2 bedroom mid terrace cottage, ideally located in the heart of Bushey Village, just a short walk from a variety of local shops, restaurants, and convenient bus routes. The property, which is offered for sale with no upper chain, presents an excellent opportunity for renovation and complete modernisation. On the ground floor, there is a 25ft double aspect through lounge and a separate kitchen, while upstairs, two well sized bedrooms and a bathroom are all accessed from the landing. Additional benefits include double glazing, gas central heating, and a private courtyard style rear garden.







## ENTRANCE DOOR

THROUGH LOUNGE 25'5" (7.75m) x 15'0" (4.57m)

Double aspect room with double glazed window to the front bay and double glazed window to the rear, fireplace with fitted log burner, wall lights, staircase to the first floor, archway to

KITCHEN 11'5" (3.48m) x 8'1" (2.46m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit, gas hob, gas oven, space for fridge freezer, plumbing for washing machine, cupboard housing gas fired central heating boiler, tiled floor, double glazed window to the side and rear aspect, double glazed door to the outside

## FIRST FLOOR LANDING

Storage cupboard

BEDROOM 1 15'0" (4.57m) x 11'6" (3.51m)

Double glazed window to the front aspect

BEDROOM 2 12'7" (3.84m) x 9'4" (2.84m)

Double glazed window to the rear aspect, wardrobe cupboards, vanity unit incorporating wash hand basin with cupboard under

## BATHROOM

Fitted corner bath with Victorian Style hand held shower attachment low flush wc, wash hand basin, airing cupboard housing lagged hot water cylinder, tiled walls and floor, double glazed window to the rear aspect

## OUTSIDE

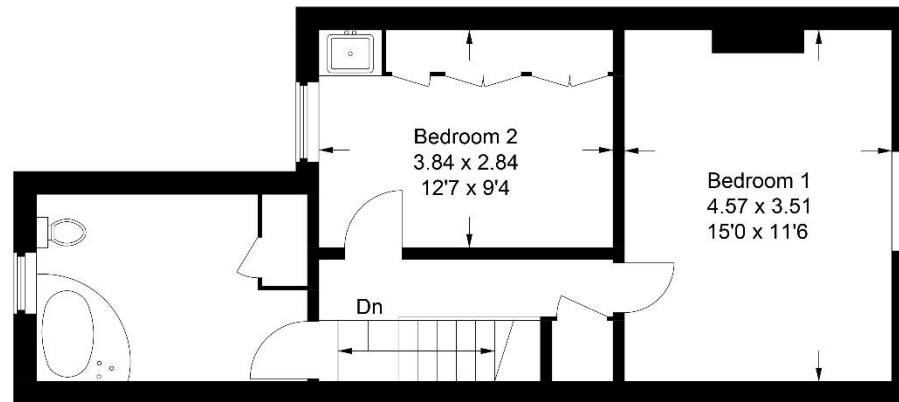
## REAR GARDEN

Courtyard style garden with paved patio area, raised beds, garden shed, outside light, gated rear access

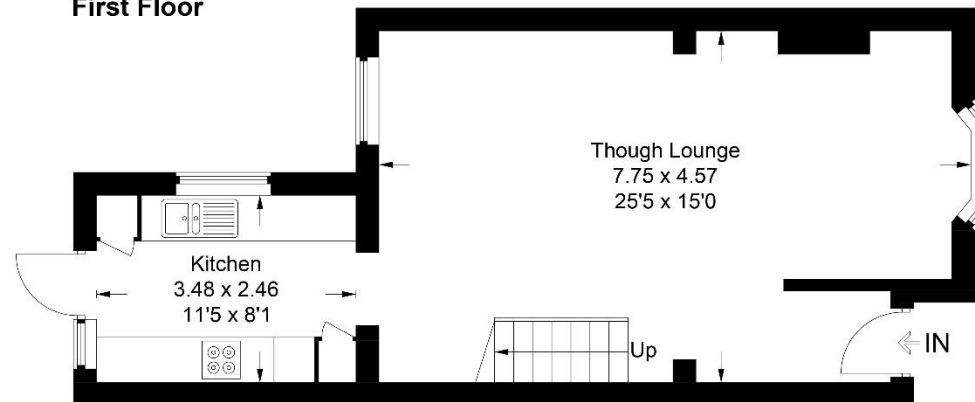
## COUNCIL TAX

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

Approximate Gross Internal Area  
Ground Floor = 43.0 sq m / 463 sq ft  
First Floor = 43.6 sq m / 469 sq ft  
Total = 86.6 sq m / 932 sq ft



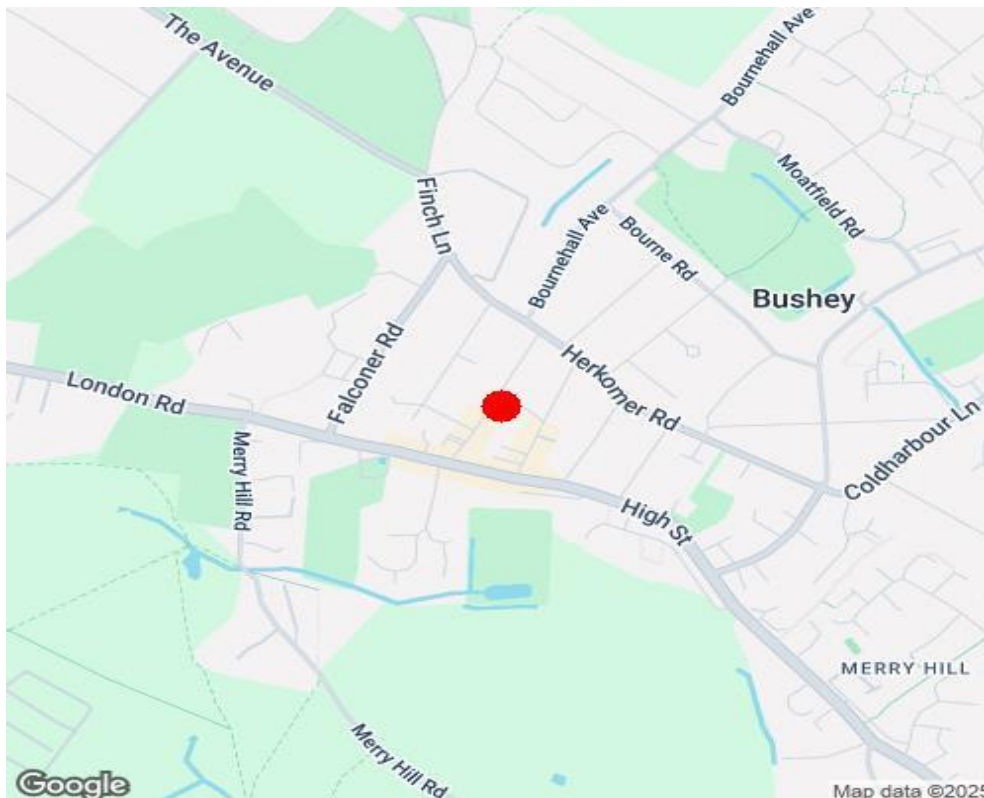
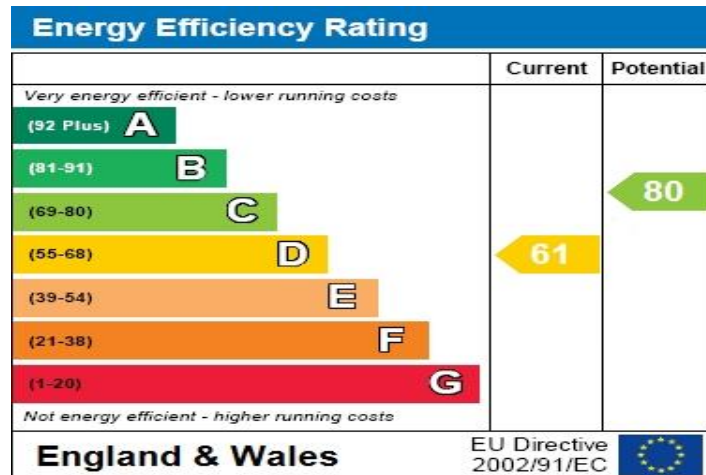
**First Floor**



**Ground 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.