



6 Falconer Road, Bushey, Hertfordshire, WD23 3AD

Price £385,000 Freehold

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 **Churchills**Bushey



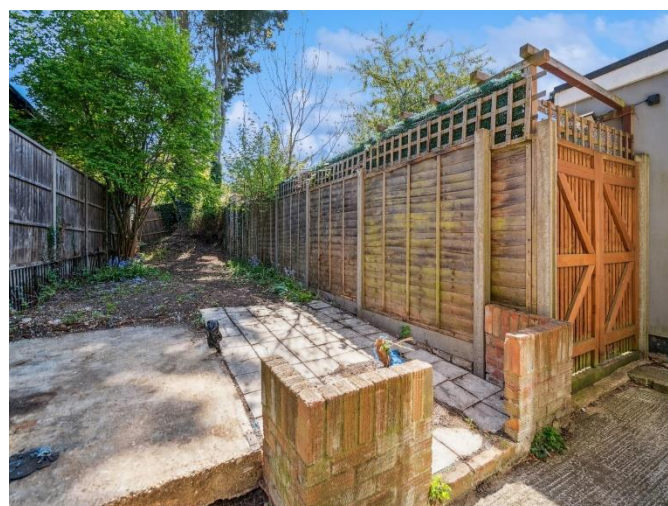
Price £385,000

6 Falconer Road, Bushey, Hertfordshire, WD23 3AD

- A 2 Bedroom End Of Terrace House In Bushey Village
- In Need of Complete Modernisation
- Kitchen With Utility Area
- Bathroom (Off Bedroom 2)
- Gas Central Heating
- Rear Garden
- No Upper Chain
- Energy Rating: D

This 2 bedroom end of terrace cottage is located in the heart of Bushey Village and offers a fantastic opportunity for renovation and modernisation. The property features a through lounge, a kitchen with an adjoining utility area, and two bedrooms situated on the upper floor. The bathroom is accessible via the second bedroom. Additional features include partial double glazing, gas central heating, and a south- east facing rear garden. While the cottage is in need of complete modernisation, it is ideally positioned within walking distance of local shops, restaurants, bus routes, schools, and places of worship, making it a desirable location for families and commuters alike. The property is offered for sale with no upper chain.





ENTRANCE DOOR

THROUGH LOUNGE 19'8" (5.99m) x 12'1" (3.68m)

Double aspect room with double glazed window to the front and side, feature fireplace with open fire, cupboards to alcoves, meter cupboard, built in dresser, staircase to the first floor

KITCHEN 7'7" (2.31m) x 6'3" (1.91m)

Double glazed window to the rear aspect, wall and base units, working surfaces, 1.5 bowl sink unit, cooker point, wall mounted gas fired central heating boiler, tiled floor, inset spotlights

UTILITY AREA 7'7" (2.31m) x 4'9" (1.45m)

Wall cupboards, working surfaces, plumbing for washing machine, space for under counter fridge and freezer, inset spotlights, window to the rear aspect, door leading to the outside

FIRST FLOOR LANDING

Access to loft via pull down ladder

BEDROOM 1 12'1" (3.68m) x 11'1" (3.38m)

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

BEDROOM 2 9'1" (2.77m) x 8'1" (2.46m)

Double glazed window to the rear aspect, wardrobe cupboards

BATHROOM

Approached off Bedroom 2 with panelled bath wash hand basin with cupboard under, low flush wc, chrome ladder radiator, wood panelling, double glazed window to the side aspect

OUTSIDE

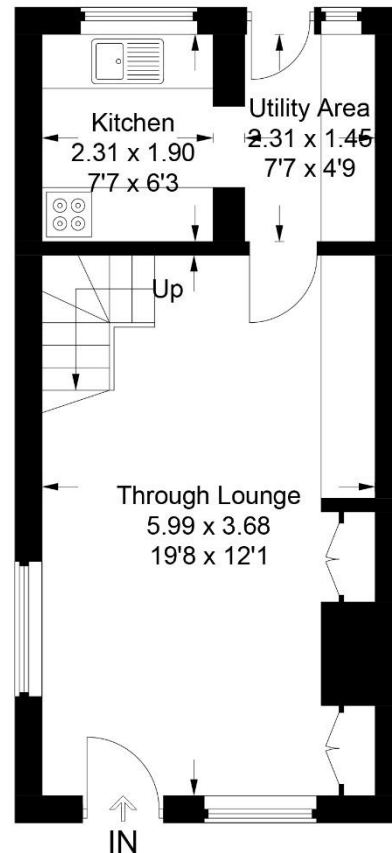
REAR GARDEN

South East facing with paved patio area, tree, outside tap, gated side access, right of way access for neighbours (No2 & 4)

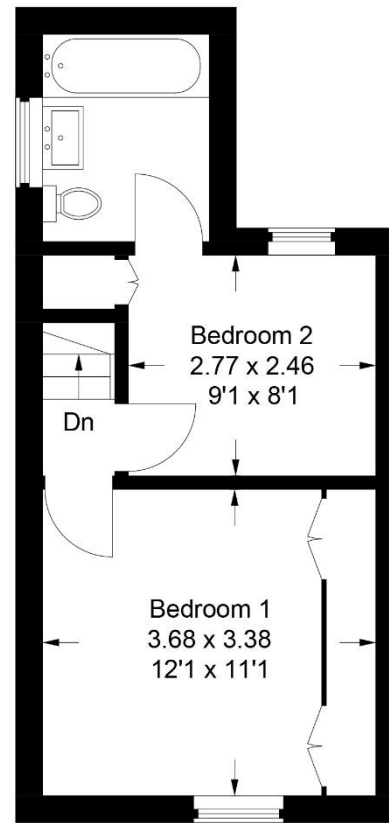
COUNCIL TAX

Hertsmere Borough Council, Tax Band D, £2247.54 2025/2026

Approximate Gross Internal Area
 Ground Floor = 31.5 sq m / 339 sq ft
 First Floor = 26.7 sq m / 287 sq ft
 Total = 58.2 sq m / 626 sq ft



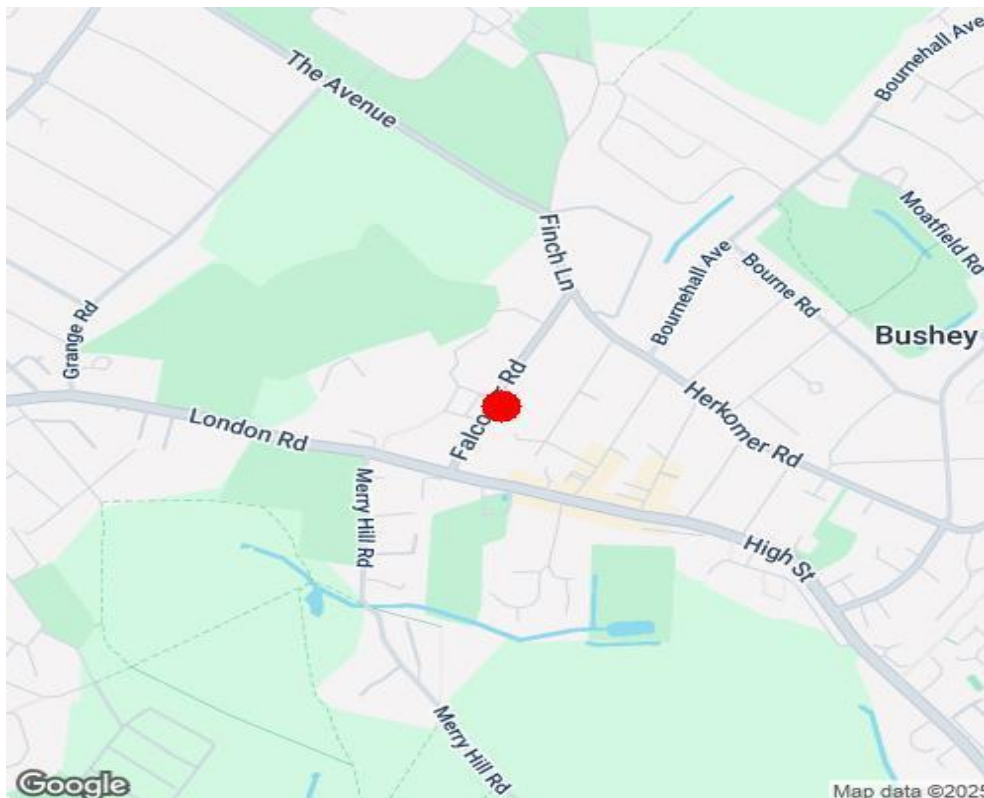
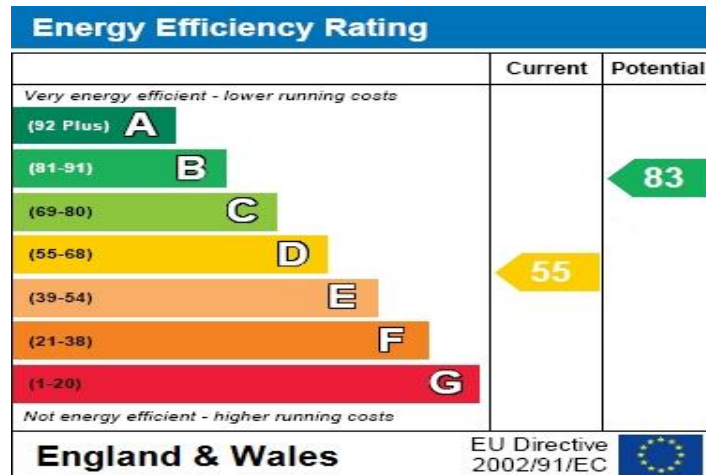
Ground Floor



First 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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Churchills Bushey
 72 High Street, Bushey, Hertfordshire, WD23 3HE
 T: 020 8950 0033
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.