













Offers Over £700,000

25 Caldecote Gardens, Bushey Heath, Hertfordshire, WD23 4GP

- A Well Maintained 2 Bedroom 2 Bathroom Detached Bungalow
- Living Room That Opens To A Decked Terrace
- Main Bedroom With Ensuite Shower Room
- Gas Central Heating/ Double Glazing
- Secluded Rear Garden
- Garage & Off Street Parking
- Scope To Extend (STPP)
- Sought After Area Of Bushey Heath
- Energy Rating: E

This bright and spacious 2 bedroom, 2 bathroom detached bungalow is nestled in the highly desirable area of Bushey Heath, offering convenient access to local shops and places of worship.

The property, while requiring some updating, boasts a well designed layout featuring high ceilings throughout, an entrance hall, a separate living room and dining room, and a functional kitchen/ breakfast room. The spacious living room opens onto a decked terrace, perfect for summer evenings. The main bedroom benefits from an ensuite shower room, while a second bedroom is complemented by a family bathroom. Outside, there is a secluded well maintained rear garden, accompanied by a large store room and additional storage space under the house. The bungalow also includes a garage, accessed via its own driveway, which offers additional off street parking.

With potential for extension, subject to planning permission, this home presents an excellent opportunity for buyers looking to personalise and expand in a prime location.





















ENTRANCE HALL

Wall light, access to the loft via pull down ladder

DINING ROOM 14'10" (4.52m) x 11'10" (3.61m)

Feature alcove with fitted electric fire, wall light, double glazed leaded light windows to the side aspect, double doors leading on to the

LIVING ROOM 19'2" (5.84m) x 14'11" (4.55m)

Attractive fireplace feature with fitted coal effect electric fire, inset spotlights, double glazed leaded light windows and double doors leading on to the garden terrace

KITCHEN/ BREAKFAST ROOM 10'5" (3.18m) x 10'2" (3.1m)

Range of wall, base and display units, working surfaces, 1.5 bowl sink unit with drainer, ceramic hob with extractor hood over, built in Bosch electric oven, microwave, space for fridge/ freezer, plumbing for dishwasher and washing machine, inset spotlights, tiled floor, space for breakfast table, double glazed leaded light window to the side access and double glazed leaded light door leading to the garden

BEDROOM 1 14'9" (4.5m) x 10'7" (3.23m)

Double glazed leaded light window to the front bay, wardrobe cupboards with concealed entrance to

ENSUITE SHOWER ROOM

Independent shower cubicle, wash hand basin with cupboard under, mirrored wall cabinet, low flush wc, extractor fan, tiled floor, double glazed leaded light window to the side aspect

BEDROOM 2 14'1" (4.29m) x 11'1" (3.38m)

Double glazed leaded light window to the front bay, wardrobe cupboards

BATHROOM

Fully tiled. Panelled bath with hand held shower attachment over, vanity unit incorporating wash hand basin with cupboards under, low flush wc, double glazed leaded light window to the side access

OUTSIDE

REAR GARDEN

Secluded rear garden with decked terrace(accessed from the living room), block paved patio area, lawn, borders, trees, outside light and tap, ample storage under the house

STORE ROOM

Wall mounted gas fired central heating boiler, light and power, access panel leading in to the garage

GARAGE 15'0" (4.57m) x 7'2" (2.18m)

Approached via own driveway with up and over door to the front, light and power

OFF STREET PARKING

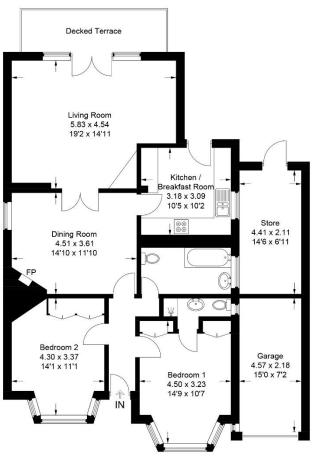
Own block paved driveway with parking for several cars

COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3095.78 2024/2025

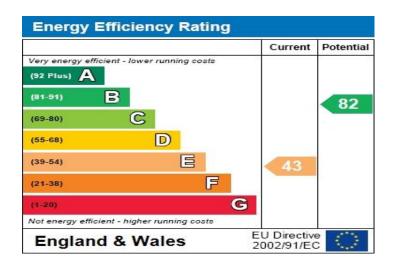
Approximate Gross Internal Area = 92.4 sq m / 994 sq ft Store & Garage = 20.6 sq m / 222 sq ft Total = 113.0 sq m / 1,216 sq ft

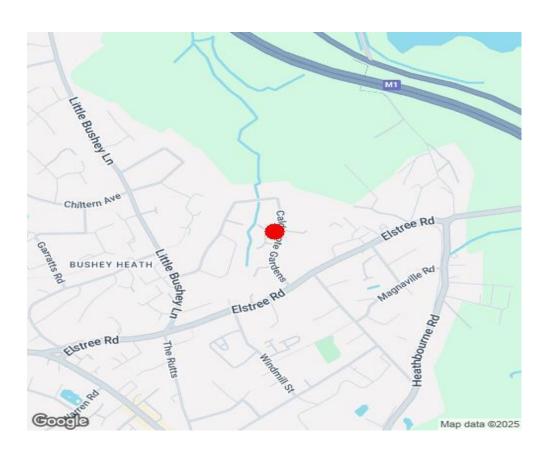




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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 confimed by your solicitor prior to exchange of contracts.