



29 Mill Way, Bushey, WD23 2AF

Price £640,000 Freehold

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 ChurchillsBushey



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29 Mill Way, Bushey, Hertfordshire, WD23 2AF

- A Delightful 3 Bedroom Semi Detached House
- Separate Living Room & Dining Room
- Ground Floor Bathroom
- Gas Central Heating With New Boiler
- Spacious Rear Garden
- Off Street Parking To The Front
- Popular Residential Location
- Energy Rating: D

This delightful 3 bedroom semi detached home is located in the sought after residential area of North Bushey. The property offers a well designed layout, featuring an inviting entrance hall, a dedicated study, a separate living room and dining room, as well as a bright and functional kitchen/breakfast room. A ground floor bathroom adds to the convenience of the home. Upstairs, there are three comfortable bedrooms, perfect for family living. The house benefits from double glazing throughout and gas central heating, including a newly fitted boiler. Externally, the property boasts a generous and attractive rear garden, ideal for outdoor relaxation or entertaining, along with off street parking for two vehicles at the front.







ENTRANCE HALL

Wood flooring, staircase to the first floor with cupboard under, storage cupboard

STUDY 6'11" (2.11m) x 4'11" (1.5m)

Double glazed window to the front aspect, double glazed window to the rear

LIVING ROOM 12'5" (3.78m) x 12'3" (3.73m)

Double glazed window to the front bay, modern fitted electric fire

DINING ROOM 16'9" (5.11m) x 9'2" (2.79m)

Double aspect room with double glazed window to the side and rear aspects, wood flooring, storage cupboard

KITCHEN/ BREAKFAST ROOM 14'10" (4.52m) x 12'10" (3.91m)

Double glazed windows to the rear and double glazed door leading to the outside. Range of wall and base units, working surfaces, 1.5 stainless steel sink unit with drainer, fitted Bosch gas hob with Bosch extractor hood over, eye level double oven, plumbing for dishwasher and washing machine, space for fridge freezer, tumble dryer and breakfast table, wall mounted gas fired central heating boiler (6 months old) , vinyl flooring

GROUND FLOOR BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, vanity unit incorporating wash hand basin with cupboard under, low flush wc, mirrored wall cabinet, chrome ladder radiator, double glazed window to the rear aspect

FIRST FLOOR LANDING

Double glazed window to the front aspect, access to the loft

BEDROOM 1 12'0" (3.66m) x 10'7" (3.23m)

Double aspect room with double glazed windows to the front and side

BEDROOM 2 10'9" (3.28m) x 9'3" (2.82m)

Double aspect room with double glazed windows to the side and rear, wardrobe cupboard, airing cupboard housing lagged hot water cylinder

BEDROOM 3 12'5" (3.78m) x 9'9" (2.97m)

Double aspect room with double glazed windows to the front and rear, wardrobe recess

OUTSIDE

REAR GARDEN

Attractive rear garden with paved patio area, steps down to lawn. mature borders, 2 garden sheds, greenhouse, outside light, tap and power point, gated side access

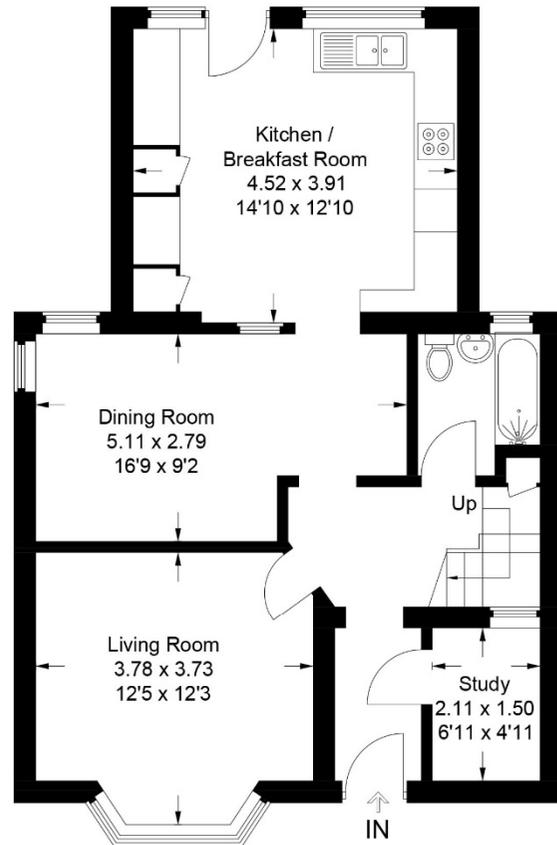
OFF STREET PARKING

Via own driveway to the front of the property providing parking for 2 cars

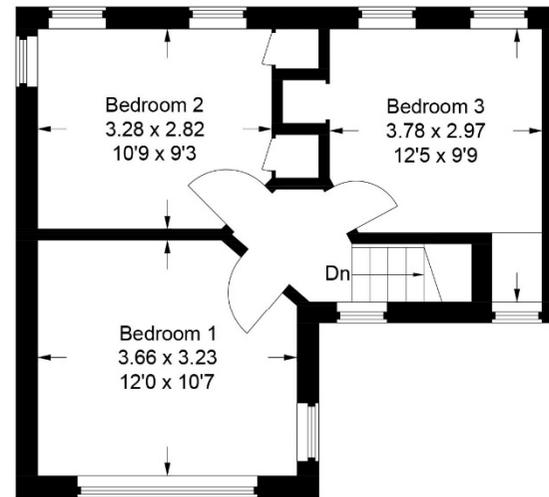
COUNCIL TAX

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

Approximate Gross Internal Area
Ground Floor = 63.3 sq m / 681 sq ft
First Floor = 34.9 sq m / 376 sq ft
Total = 98.2 sq m / 1,057 sq ft



Ground Floor



First Floor

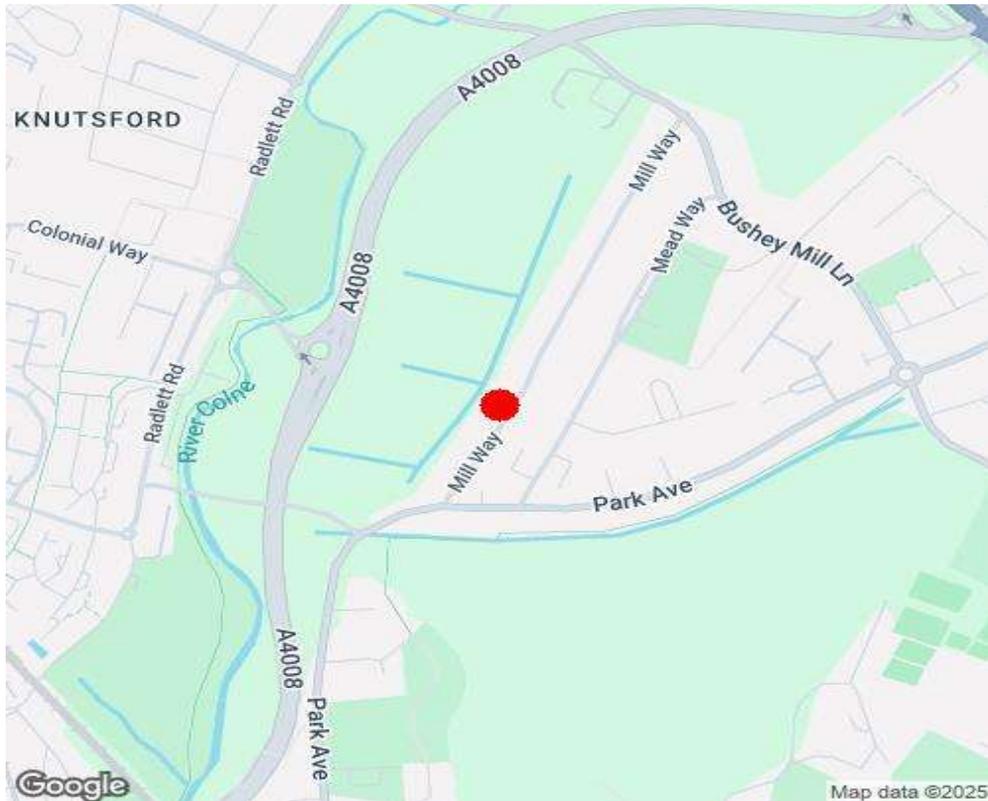
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.