



16 Glencoe Road, Bushey Village, WD23 3DS

Price £430,000 Freehold

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 ChurchillsBushey



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16 Glencoe Road, Bushey, Hertfordshire, WD23 3DS

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- A Well Maintained 2 Bedroom Terrace Cottage
- In The Heart Of Bushey Village
- Two Separate Reception Rooms
- Downstairs WC
- Shower Room (Off Bedroom 1)
- Low Maintenance Rear Garden
- No Upper Chain
- Energy Rating: D

This well maintained 2 bedroom terraced cottage is ideally located in the heart of Bushey Village, just moments from the shops and restaurants of Bushey High Street.

The property features two separate reception rooms, a galley style kitchen, and a convenient downstairs cloakroom. Upstairs, there are two generously sized double bedrooms, both equipped with wardrobes, and a shower room accessed directly from the main bedroom. The home also boasts a low maintenance rear garden, perfect for outdoor relaxation. Offered with no upper chain, this delightful cottage presents an excellent opportunity for buyers seeking a character home in a prime location.







## ENTRANCE DOOR

LIVING ROOM 10'11" (3.33m) x 10'5" (3.18m)

Double glazed window to the front aspect, wood flooring

DINING ROOM 10'11" (3.33m) x 10'5" (3.18m)

Staircase to the first floor with cupboard under, wood flooring, double glazed window to the rear aspect

KITCHEN 16'8" (5.08m) x 6'5" (1.96m)

Galley style kitchen with a range of wall and base units, working surfaces, stainless steel sink unit with drainer, built in oven, 5 ring gas hob with extractor hood over, space for fridge freezer, plumbing for washing machine and dishwasher, space for tumble dryer, wall mounted gas fired central heating boiler, laminate wood flooring, double glazed window to the rear and side aspects, double glazed door leading to the outside

## DOWNSTAIRS WC

Low flush wc, wash hand basin, part tiled walls, tiled floor

## FIRST FLOOR LANDING

BEDROOM 1 10'11" (3.33m) x 10'5" (3.18m)

Wood flooring, wardrobe cupboard, access to the loft, double glazed window to the rear aspect, door leading to the bathroom

BEDROOM 2 11'0" (3.35m) x 10'5" (3.18m)

Wood flooring, fitted wooden wardrobes, double glazed window to the front aspect

## SHOWER ROOM

Approached off Bedroom 1 with shower cubicle, low flush wc, vanity unit incorporating wash hand basin with cupboard under, mirrored wall cabinet, extractor fan, laminate wood flooring, tiled walls, double glazed window to the rear aspect

## OUTSIDE

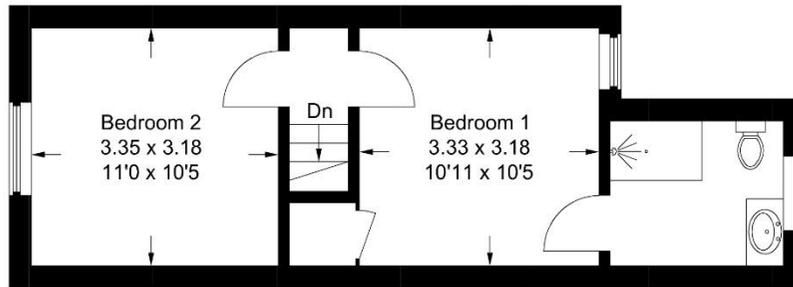
### REAR GARDEN

Low maintenance paved rear garden, outside tap and lighting, gated rear pedestrian access

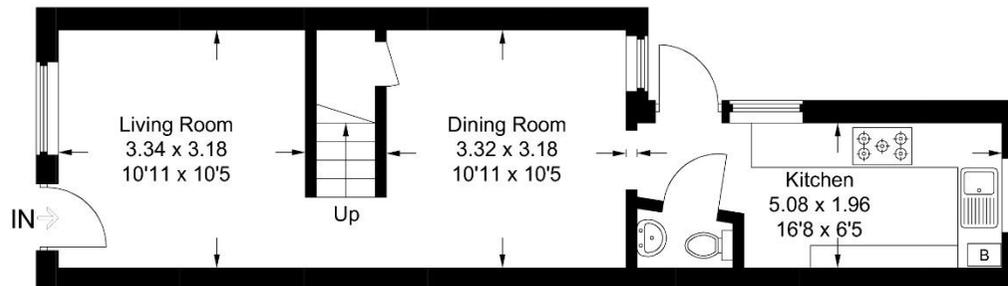
### COUNCIL TAX

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

Approximate Gross Internal Area  
Ground Floor = 34.8 sq m / 374 sq ft  
First Floor = 29.5 sq m / 317 sq ft  
Total = 64.3 sq m / 691 sq ft



## First Floor



## Ground Floor

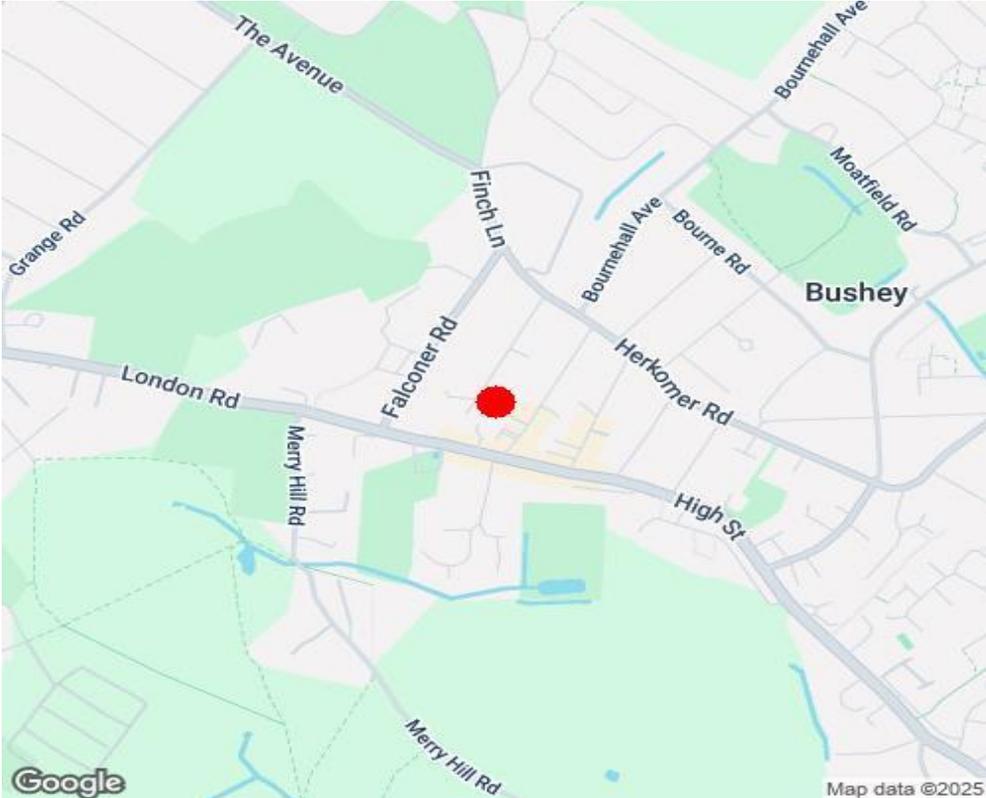
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(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.