



77 Little Bushey Lane, Bushey, WD23 4RA
Price £750,000 Freehold

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 ChurchillsBushey



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77 Little Bushey Lane, Bushey, Hertfordshire, WD23 4RA

- A 3 Bedroom Semi Detached House
- Extended & Modernised By The Current Owners
- Open Plan Living Accommodation with Bifolding Doors To Garden
- Downstairs Cloakroom
- Potential For Loft Conversion (STPP)
- Rear Garden
- Off Street Parking To The Front
- Energy Rating: C

This well presented, mock Tudor, A-framed semi detached home has been thoughtfully extended and modernised by the current owners. Ideally located close to the shops, restaurants, and places of worship in Bushey Heath, the property offers a spacious and stylish living environment. The ground floor features an inviting entrance hall, a convenient cloakroom, and a stunning 35ft open plan kitchen, dining, and family room. The kitchen is equipped with modern fitted appliances and boasts double glazed bifolding doors that open out to a southwest facing rear garden. Upstairs, there are three well proportioned bedrooms and a contemporary family bathroom. Additional benefits include double glazing, gas central heating, and potential for a loft conversion, subject to the necessary planning permissions. Viewing is strongly recommended.









ENTRANCE HALL

Double glazed windows to the front aspects, staircase to the first floor with cupboard under, laminate wood flooring, inset spot lights, ladder radiator

CLOAKROOM

Double glazed window to the side aspect, low flush wc, wash hand basin, extractor fan, laminate wood flooring

OPEN PLAN KITCHEN/ DINING/ FAMILY ROOM 34'5" (10.49m) x 20'10" (6.35m)

Double glazed windows to the front aspect with fitted blinds, laminate wood flooring, inset spotlights, column radiators, double glazed bifolding doors leading on to the garden.

Modern fitted kitchen with a range of wall and base units, quartz working surfaces, 1.5 Blanco undermount sink, integrated Neff oven & microwave, Neff 5 ring gas hob with extractor hood over, Bosch fridge freezer and additional Bosch freezer, dishwasher, and Zanussi washer/ dryer. Central island with drawers and seating under and with pendant lighting over, laminate wood flooring, cupboard housing gas fired central heating boiler, roof lantern

FIRST FLOOR LANDING

Double glazed window to the side access, access to the loft via pull down ladder

BEDROOM 1 12'5" (3.78m) x 11'11" (3.63m)

Double glazed window to the front aspect

BEDROOM 2 12'0" (3.66m) x 11'9" (3.58m)

Double glazed window to the rear aspect, wardrobe cupboard

BEDROOM 3 9'0" (2.74m) x 8'4" (2.54m)

Double glazed window to the rear aspect, airing cupboard housing Megaflo

BATHROOM

Panelled bath with independent shower over, wash hand basin, low flush wc, fitted wall mirror with lighting, heated chrome towel rail, tiled walls, electric wall heater, laminate wood flooring, double glazed windows to the front and side aspects

OUTSIDE

REAR GARDEN

Steps down to large lawn area, gated side access, outside light and tap

OFF STREET PARKING

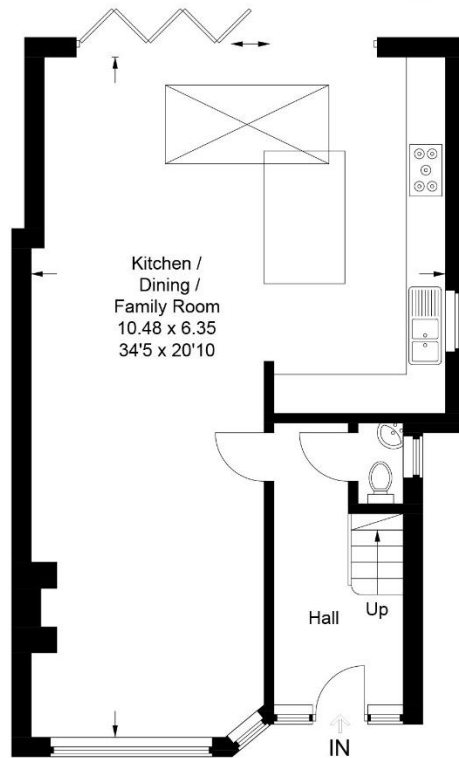
Via block paved driveway to the front of the property providing parking for 2 cars

COUNCIL TAX

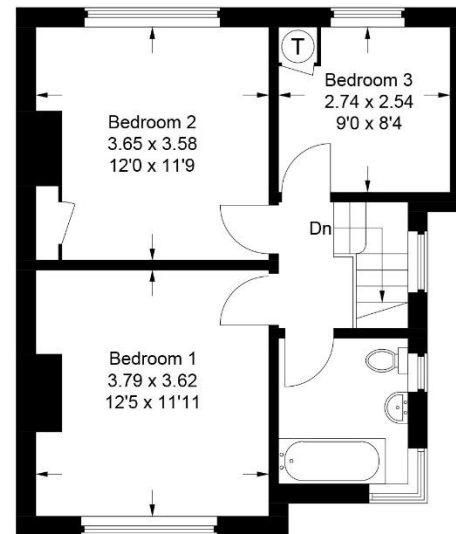
Hertsmere Borough Council, Tax Band E, £2747.00 2025/2026

Little Bushey Lane

Approximate Gross Internal Area
Ground Floor = 64.2 sq m / 691 sq ft
First Floor = 44.0 sq m / 474 sq ft
Total = 108.2 sq m / 1,165 sq ft



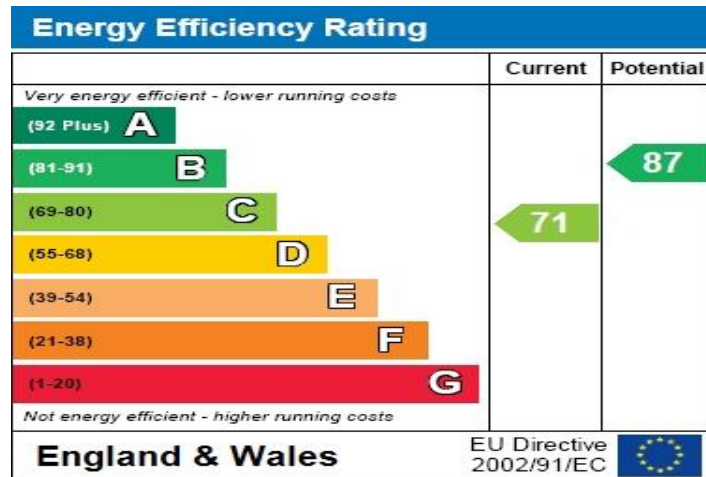
Ground Floor



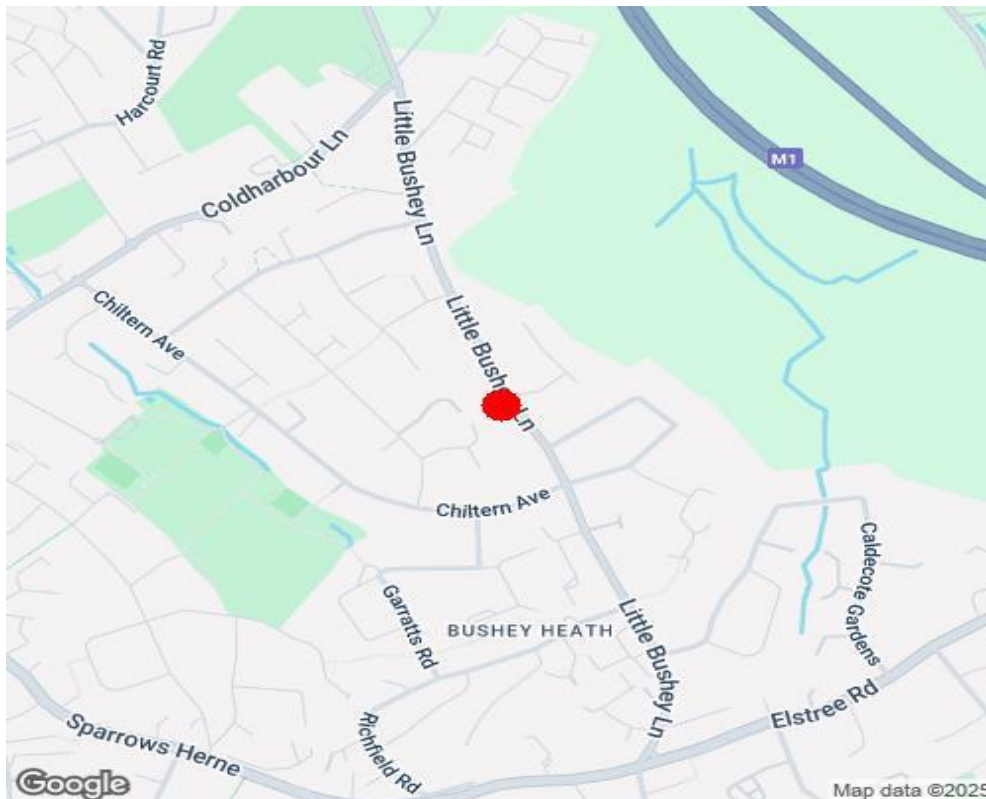
First Floor

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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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.