



13 Cornfield Road, Bushey, WD23 3TB

Price £930,000 Freehold

5  4 

 **Churchills**Bushey





Price £930,000

13 Cornfield Road, Bushey, Hertfordshire, WD23 3TB

- Stunning 5 Bedroom 4 Bathroom Semi Detached House
- Extended & Refurbished To A High Specification
- Under Floor Heating Downstairs
- Ground Floor Bedroom With Ensuite
- Main Bedroom with Walk In Wardrobe & Ensuite
- Landscaped Garden With Cabin
- Ample Off Street Parking To The Front
- Energy Rating: TBC

This immaculate and beautifully presented 5 bedroom, 4 bathroom semi detached home, originally built in the 1960s, has been extensively extended and refurbished to an exceptional standard by the current owners in 2024. The property now features rear, side, and loft extensions, along with new double glazed windows and high end finishes throughout. The ground floor boasts under floor heating and elegant engineered herringbone wood flooring, complemented by a spacious entrance hallway. A generously sized ground floor bedroom includes an en-suite shower room, while the heart of the home is a stunning bespoke kitchen/dining/living room with bi-folding doors that open onto the landscaped, southeast facing rear garden. Additional amenities include a separate utility room and cloakroom. The first floor hosts three bedroom, one with a walk-in wardrobe and en-suite shower room, and the top floor offers a bedroom with air conditioning on the landing, eaves storage, and its own shower room. Outside, the beautifully designed garden features an artificial lawn, a large timber framed cabin with a storage room, and a brick built indoor BBQ area complete with sink and extractor fan. A spacious driveway at the front provides off street parking for several vehicles. Situated in a sought after residential area of Bushey, the home is conveniently located near local shops and schools.

















## ENTRANCE HALL

Staircase to the first floor, engineered herringbone wood flooring with under floor heating, inset spotlights

## KITCHEN/ LIVING/ DINING ROOM 26'6" (8.08m) x 19'4" (5.89m)

Bespoke fitted kitchen with a range of wall, base cupboards and drawers, Carrara Marble quartz working surfaces, under mount sink. Fitted Neff appliances including 5 ring gas hob with extractor hood over, eye level oven and microwave, fridge freezer and dishwasher. Central workstation with cupboards under and seating area. Engineered herringbone wood flooring with under floor heating, Double glazed window to the rear aspect, double glazed bifolding doors leading on to the garden. 2 Skylight windows

## UTILITY ROOM 22'4" (6.81m) x 7'4" (2.24m)

Engineered herringbone wood flooring with under floor heating, plumbing for a washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, Megaflo, meter cupboard inset spotlights, double glazed window to the front aspect

## CLOAKROOM

Engineered herringbone wood flooring with under floor heating, wc with concealed cistern, vanity unit incorporating wash hand basin with cupboard under, extractor fan, inset spotlights, double glazed window to the side aspect

## GROUND FLOOR BEDROOM 13'7" (4.14m) x 11'9" (3.58m)

Engineered herringbone wood flooring with under floor heating, double glazed window to the front aspect, sliding door leading to

## ENSUITE SHOWER ROOM

Fully tiled, walk in shower, wc with concealed cistern, wash hand basin, mirrored wall cabinet with feature lighting and demister, extractor fan, under floor heating

## FIRST FLOOR LANDING

Staircase to the second floor, inset spot lights

## BEDROOM 1 16'4" (4.98m) x 16'1" (4.9m)

Two double glazed windows to the front aspect, walk in wardrobe area with fitted wardrobes and shelving, door leading to

## ENSUITE SHOWER ROOM

Fully tiled with shower cubicle, wc with concealed cistern, vanity unit incorporating wash hand basin with drawers under, large fitted wall mirror, chrome ladder radiator, inset spotlights, double glazed window to the rear aspect

## BEDROOM 2 12'5" (3.78m) x 10'1" (3.07m)

Double glazed window to the front aspect, fitted wardrobe cupboards with sliding mirrored doors, inset spotlights

## BEDROOM 3 11'2" (3.4m) x 10'1" (3.07m)

Double glazed window to the rear aspect, inset spotlights

## FAMILY BATHROOM

Fully tiled. Panelled bath with hand held shower attachment, wc with concealed cistern, vanity unit incorporating wash hand basin with drawers under, heated towel rail, niche shelving, inset spot lights, extractor fan

## SECOND FLOOR LANDING

Double glazed window to the rear aspect, inset spotlights, air conditioning

## BEDROOM 4 18'0" (5.49m) x 12'2" (3.71m)

Two Velux Windows to the front aspects, double glazed window to the rear aspect, niche shelving, inset spotlights, eaves storage cupboard, large storage room with wood flooring and lighting

## SHOWER ROOM

Shower cubicle, wc with concealed cistern, vanity unit incorporating wash hand basin with drawers under, mirrored wall cabinet, ladder radiator, inset spot lights, extractor fan, part tiled walls, tiled floor, double glazed window to the rear aspect

## OUTSIDE

### REAR GARDEN

Well presented rear garden with resin patio area , artificial lawn with raised flower beds, steps up to further resin area, outside tap and lighting, gated side access

### CABIN

Situated at the rear of the garden. Timber framed cabin divided into two rooms: one features a brick built BBQ, extractor fan, sink unit, lighting, power, log store, tiled flooring, space for a table, and double glazed windows and doors; the other serves as a storage room with its own double glazed window and door.

### OFF STREET PARKING

Block paved driveway to the front of the property providing parking for several cars

### COUNCIL TAX

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



Approximate Gross Internal Area (Including Eaves)

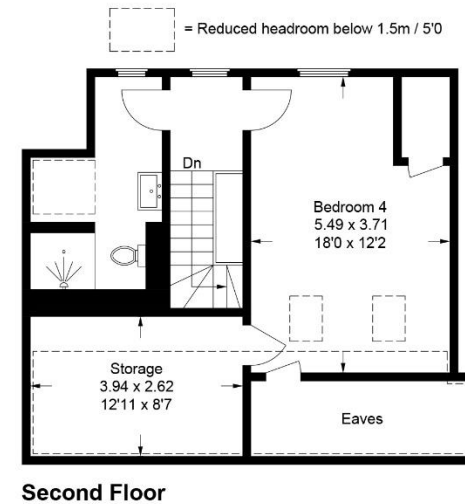
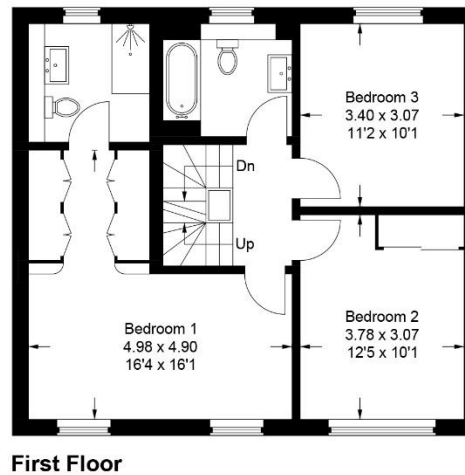
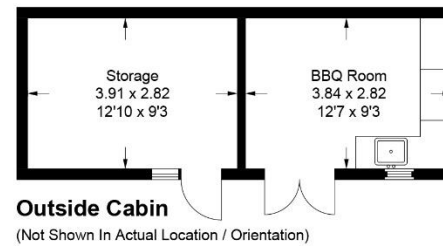
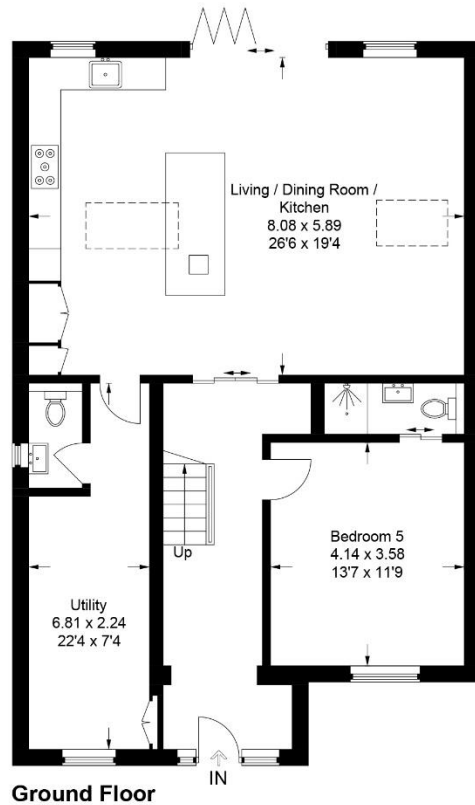
Ground Floor = 99.6 sq m / 1,072 sq ft

First Floor = 59.5 sq m / 640 sq ft

Second Floor = 53.8 sq m / 579 sq ft

Outbuilding / Shed = 22.1 sq m / 238 sq ft

Total = 235.0 sq m / 2,529 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.

© CJ Property Marketing Ltd Produced for Churchills

Part of the **F** fairfield family



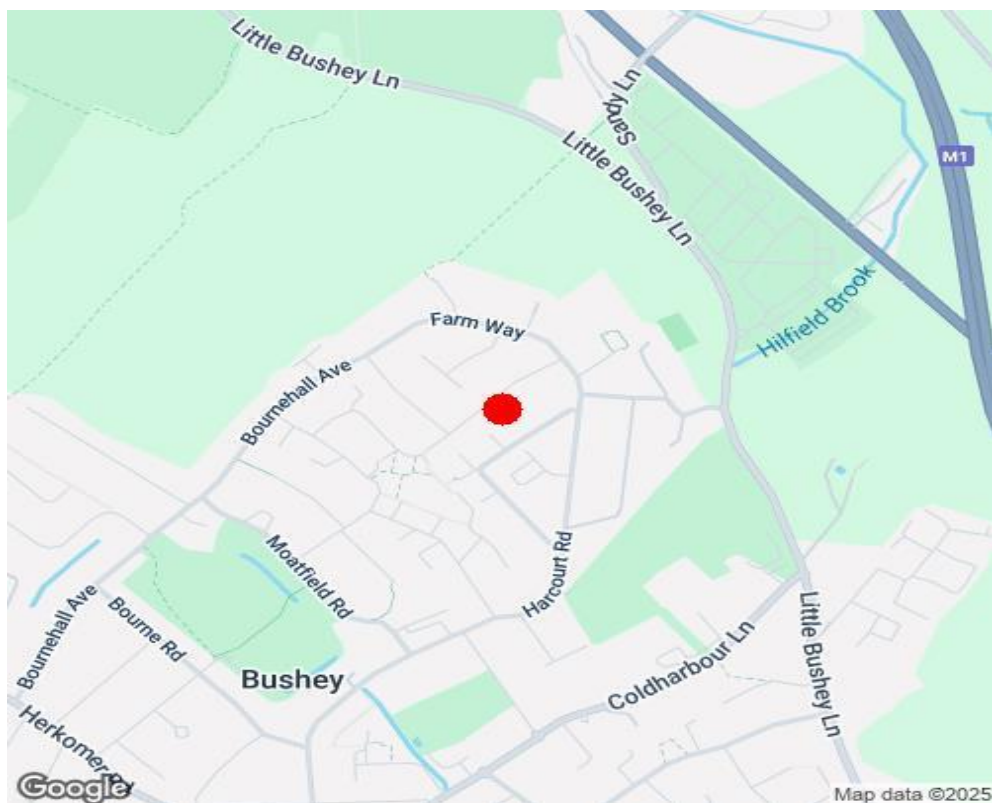
Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

[property@churchillsbushey.co.uk](mailto: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.