



8 Bournehall Road, Bushey, WD23 3EH

Price £775,000 Freehold

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 **Churchills**Bushey



Price £775,000

8 Bournehall Road, Bushey, Hertfordshire, WD23 3EH

- Beautifully Extended 4 Bedroom 2 Bathroom Semi Detached House
- Heart of Bushey Village/Tastefully Decorated Throughout
- Two Separate Reception Rooms
- Ground Floor Bedroom & Shower Room
- Gas Central Heating/ Double Glazing
- Large Rear Garden
- Off Street Parking
- Energy Rating: D

This beautifully extended and refurbished 4 bedroom, 2 bathroom semi detached home is located in the heart of Bushey Village and offers a blend of modern comfort and character features. Tastefully decorated throughout, the property welcomes you with an entrance hall leading to two separate reception rooms, one of which features stylish bifolding doors that open into a spacious kitchen/ breakfast room. A utility area, a ground floor bedroom, and a contemporary shower room provide additional versatility and convenience. Upstairs, there are three generously sized double bedrooms, each boasting its own charming fireplace, along with a well appointed family bathroom. The property benefits from a spacious rear garden, off street parking on a private driveway, gas central heating, and double glazing throughout. Ideally positioned close to local shops, restaurants, and bus routes, this home offers both practicality and charm, early viewing is highly recommended.









ENTRANCE HALL

Herringbone reclaimed wood floor, storage cupboard, staircase to the first floor

RECEPTION ROOM 1 22'0" (6.71m) x 11'11" (3.63m)

Double glazed leaded light windows to the front aspect, fitted storage cupboards one housing a wall mounted gas fired central heating boiler, fireplace with fitted log burner, herringbone reclaimed wood floor, bifolding doors leading on to the kitchen/ breakfast room

RECEPTION ROOM 2 11'10" (3.61m) x 10'11" (3.33m)

Double glazed leaded light window to the front bay with fitted plantation shutters, feature fireplace, herringbone reclaimed wood floor

KITCHEN BREAKFAST ROOM 16'2" (4.93m) x 9'10" (3m)

Range of wall and base units, wooden working surfaces, composite sink unit with drainer, integrated AEG appliances including electric oven, gas hob and extractor chimney hood. Space for fridge freezer, plumbing for dish washer, 2 column radiators, 3 Velux windows, double glazed leaded light window to the rear aspect, double glazed patio doors leading on to the garden, ceramic floor tiles, open to utility area

UTILITY AREA

Wall units, wooden working surfaces, plumbing for washing machine, space for tumble dryer and under mount freezer, ceramic tiled floor, double glazed leaded light window to the rear aspect

GROUND FLOOR BEDROOM 10'3" (3.12m) x 9'2" (2.79m)

Double glazed leaded light window to the rear aspect with fitted plantation shutters, wood flooring

GROUND FLOOR SHOWER ROOM

Double glazed leaded light window to the front aspect, large walk in shower cubicle, vanity unit incorporating wash hand basin with cupboards under, low flush wc, chrome ladder radiator, extractor fan, part tiled walls, tiled floor

FIRST FLOOR LANDING

Double glazed leaded light window to the side aspect, airing cupboard, access to a boarded loft housing Megaflo

BEDROOM 1 12'9" (3.89m) x 11'11" (3.63m)

Double glazed leaded light window to the front aspect with fitted plantation shutters, fireplace, fitted wardrobe cupboards

BEDROOM 2 10'11" (3.33m) x 9'5" (2.87m)

Double glazed leaded light window to the rear aspect with fitted plantation shutters, fireplace, wood flooring

BEDROOM 3 11'11" (3.63m) x 9'2" (2.79m)

Double glazed leaded light window to the front aspect with fitted plantation shutters, fireplace

BATHROOM

Panelled bath with independent shower over, glass shower screen, wash hand basin, low flush wc, chrome heated towel rail, part tiled walls, tiled floor, double glazed leaded light window to the rear aspect

OUTSIDE

Electric Vehicle Charger to the front of the property

REAR GARDEN

Spacious rear garden mainly laid to lawn with decked patio area, garden sheds, borders, outside light and tap, gated side access

OFF STREET PARKING

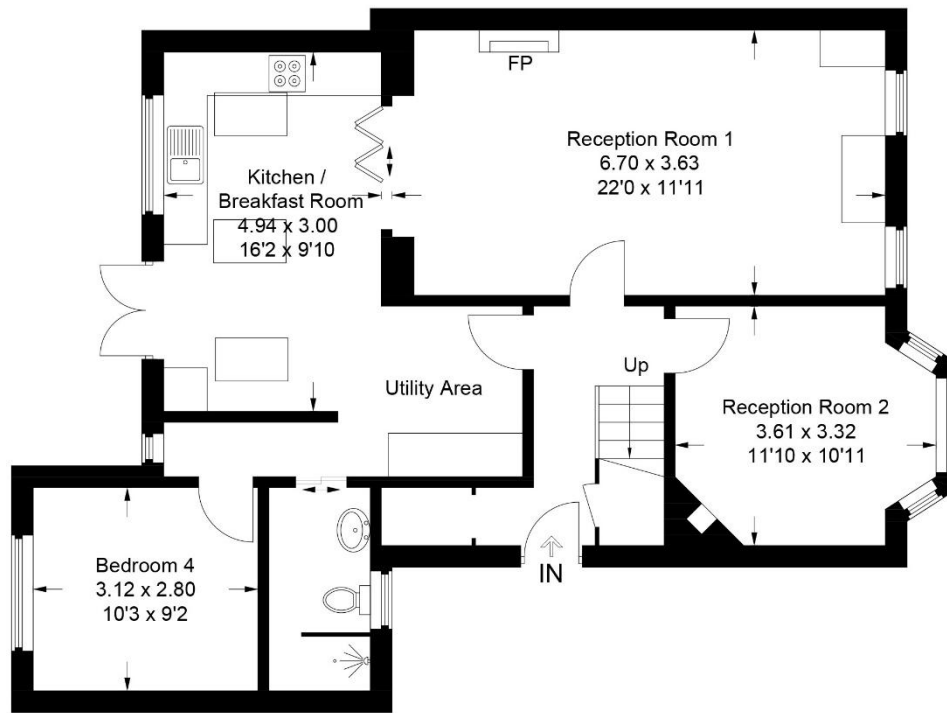
Via own block paved driveway

COUNCIL TAX

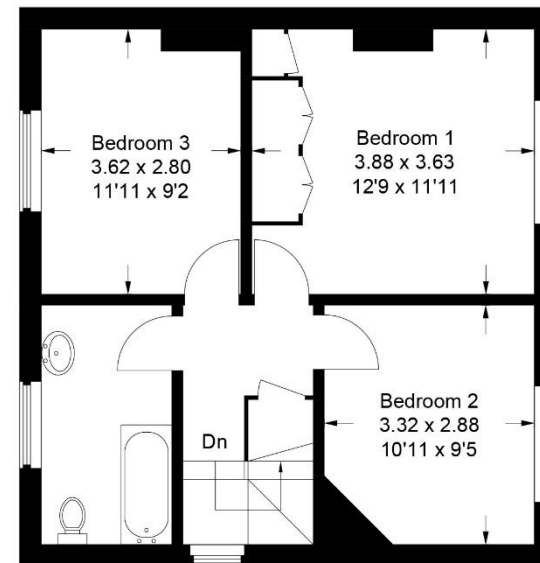
Hertsmere Borough Council, Tax Band E, 2025/2026

8 Bournehall Road

Approximate Gross Internal Area
Ground Floor = 82.0 sq m / 883 sq ft
First Floor = 48.3 sq m / 520 sq ft
Total = 130.3 sq m / 1,403 sq ft



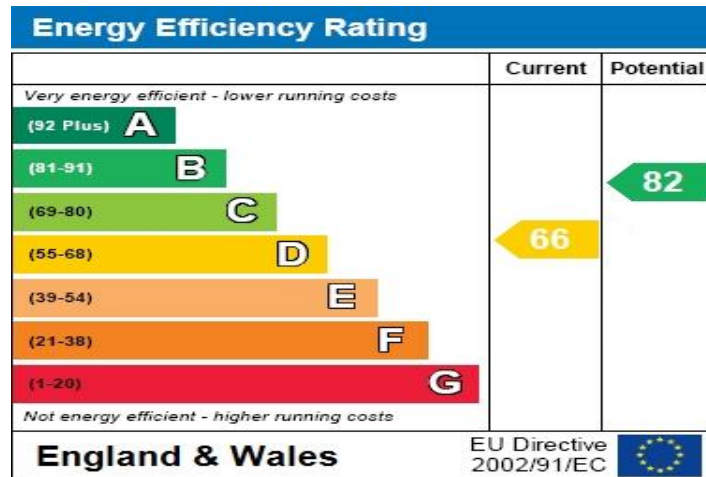
Ground Floor



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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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 confirmed by your solicitor prior to exchange of contracts.

