



29 Aspen Place, Bushey Heath, WD23 1FW  
Offers in Excess of £750,000

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 **Churchills**Bushey





Offers in Excess of £750,000

29 Aspen Place, Bushey Heath, Hertfordshire, WD23 1FW

- A Modern 3 Bed 3 Bath Semi Detached House
- Laid Over 3 Floors
- Spacious Living Room
- Under Floor Heating On Ground Floor
- Well Maintained Rear Garden
- Driveway for Parking
- Sought After Area Of Bushey Heath Close To Local Amenities
- Energy Rating: B

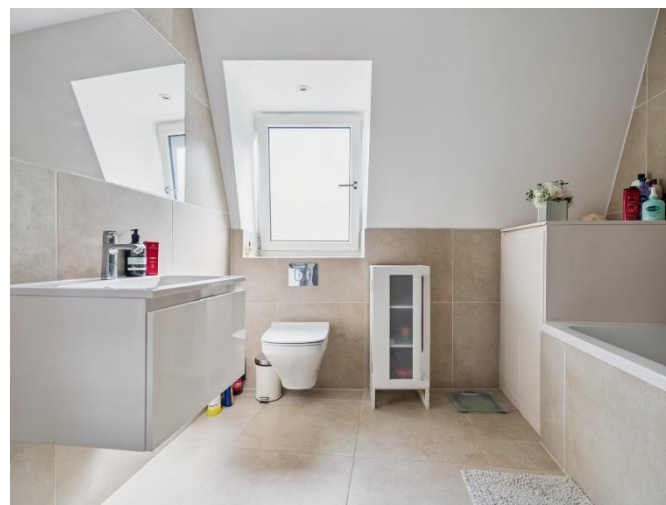
This modern and immaculately presented 3 bedroom, 3 bathroom semi detached home is arranged over three spacious floors and was built in 2016 to a high specification. Situated in the exclusive Aspen Place development within Bushey Heath, the property enjoys a peaceful yet convenient setting.

The ground floor features a welcoming entrance hall, a cloakroom, a stylish kitchen/dining area, a separate utility room, and a generous storage room that was formerly an integral garage. The first floor offers a bright and expansive 20ft living room, a bedroom with fitted wardrobes, and a contemporary shower room. On the second floor, there are two further bedrooms, both with fitted wardrobes; one benefits from an en-suite shower room, while the other is served by a modern family bathroom. The property also boasts a well maintained rear garden, double glazing, gas central heating, and under floor heating throughout the ground floor. To the front, a private driveway provides off street parking. Ideally located in the highly sought after area of Bushey Heath, the home is within close proximity to a variety of local shops, restaurants, and places of worship.













## ENTRANCE HALL

Composite entrance door, wood flooring with under floor heating, staircase to the first floor with cupboards under, inset spotlights

## CLOAKROOM

Fully tiled, with back to wall wc, vanity unit with wash basin and drawer under, double glazed window to the side aspect, inset spotlights

## KITCHEN/ DINING ROOM 21'0" (6.4m) x 11'6" (3.51m)

Modern fitted kitchen with wall and base units, quartz working surfaces, under mount sink, ceramic hob with extractor hood over, fitted electric double oven, fitted dishwasher, cupboard housing wall mounted gas fired central heating boiler, double glazed window to the rear aspect, tiled floor with under floor heating, inset spotlights, space for dining table, double glazed patio doors leading on to the garden

## UTILITY ROOM 9'7" (2.92m) x 7'4" (2.24m)

Fitted storage cupboards, plumbing for washing machine, space for tumble dryer, laminate wood flooring

## STORAGE ROOM 10'2" (3.1m) x 9'2" (2.79m)

## FIRST FLOOR LANDING

Staircase to the second floor

## LIVING ROOM 23'0" (7.01m) x 13'2" (4.01m)

Wood flooring, double glazed windows to the rear aspect, fitted work station, inset spot lights

## BEDROOM 2 11'7" (3.53m) x 10'9" (3.28m)

Double glazed window to the front bay, fitted wardrobe cupboards, inset spot lights

## SHOWER ROOM

Fully tiled with niche shelving and tiled wall mirror with feature lighting, large walk in shower, vanity unit incorporating wash hand basin with drawer under, wc with concealed cistern, chrome ladder radiator, extractor fan, inset spotlights

## SECOND FLOOR LANDING

## BEDROOM 1 14'0" (4.27m) x 11'5" (3.48m)

Double glazed window to the front aspect, fitted wardrobe cupboards, chest of drawers and dressing table, inset spot lights, door to

## ENSUITE SHOWER ROOM

Fully tiled, shower cubicle, vanity unit incorporating wash hand basin with drawer under, wc with concealed cistern, chrome ladder radiator, double glazed window to the front aspect

## BEDROOM 3 13'9" (4.19m) x 9'5" (2.87m)

Double glazed window to the rear aspect, fitted wardrobe cupboards, inset spotlights

## FAMILY BATHROOM

Fully tiled. Panelled bath, wash hand basin, wc with concealed cistern, storage cupboard, double glazed window to the rear aspect, inset spot lights

## OUTSIDE

## COMMUNAL GARDEN

Well maintained garden to the front of the property

## OWN REAR GARDEN

Low maintenance rear garden with paved patio, garden shed, gated rear access

## OFF STREET PARKING

To the front of the property

## ESTATE MANAGEMENT CHARGE

Approx £700.00 per annum

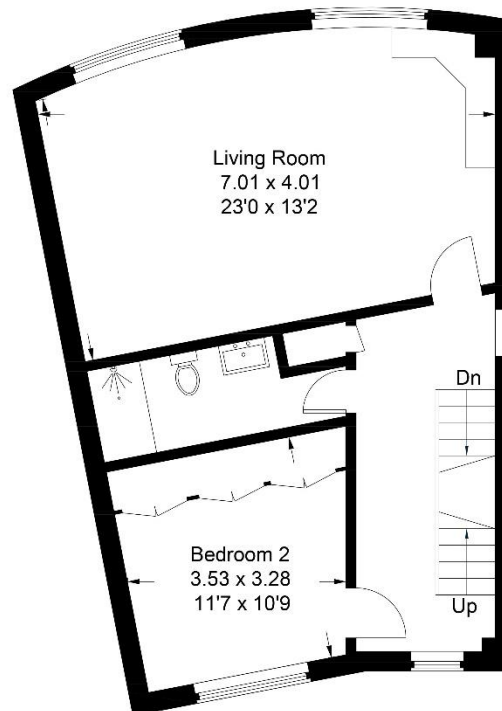
## COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3246.45 2025/2026

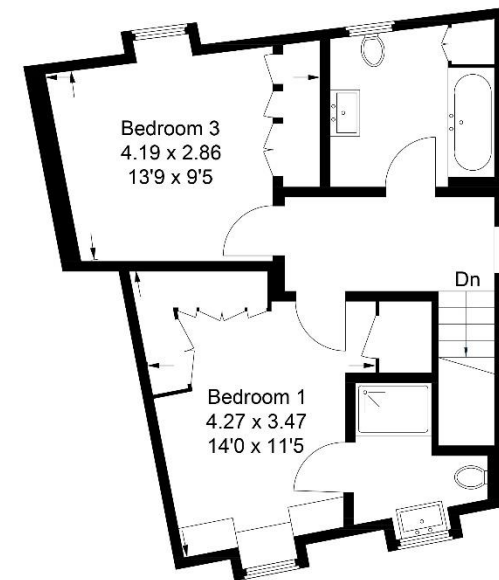
Approximate Gross Internal Area  
 Ground Floor = 55.0 sq m / 592 sq ft  
 First Floor = 57.8 sq m / 622 sq ft  
 Second Floor = 42.8 sq m / 461 sq ft  
 Total = 155.6 sq m / 1,675 sq ft



**Ground Floor**



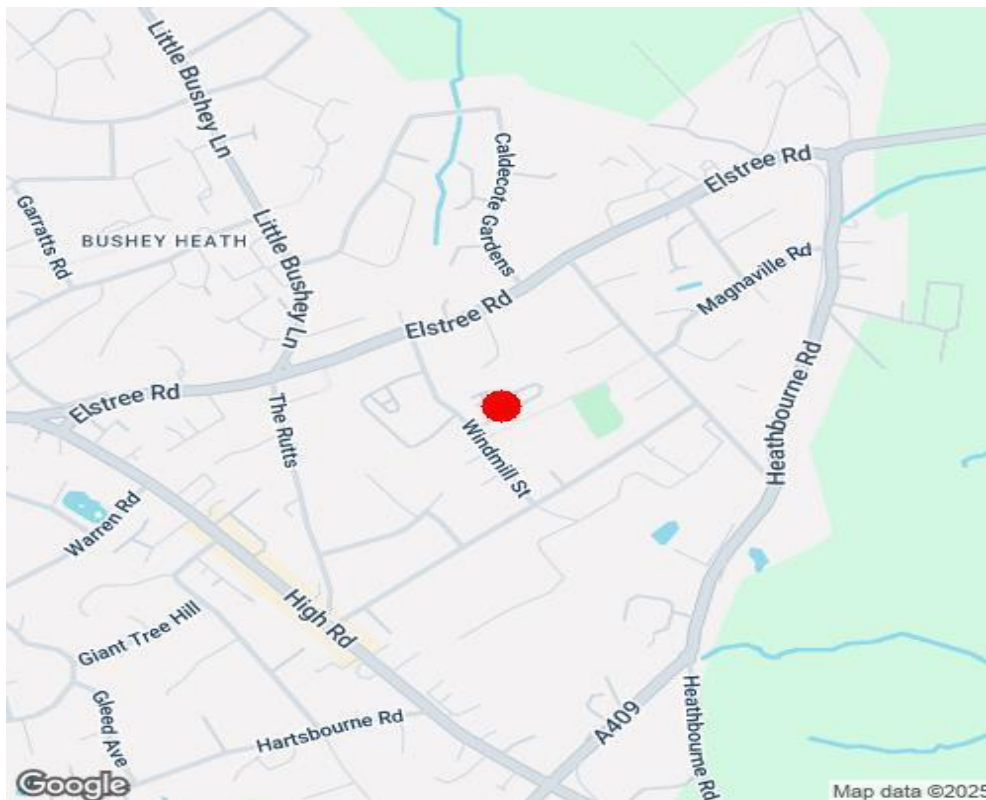
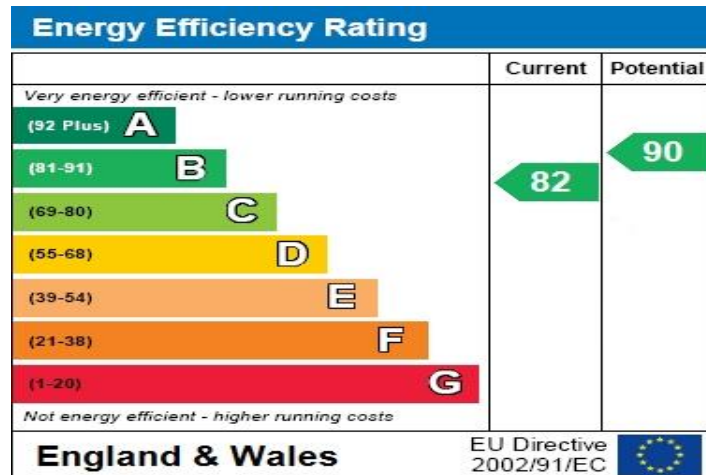
**First Floor**



**Second 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.