



11 Langholme, Bushey Heath, WD23 1AR  
Offers in the Region of £660,000

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 ChurchillsBushey



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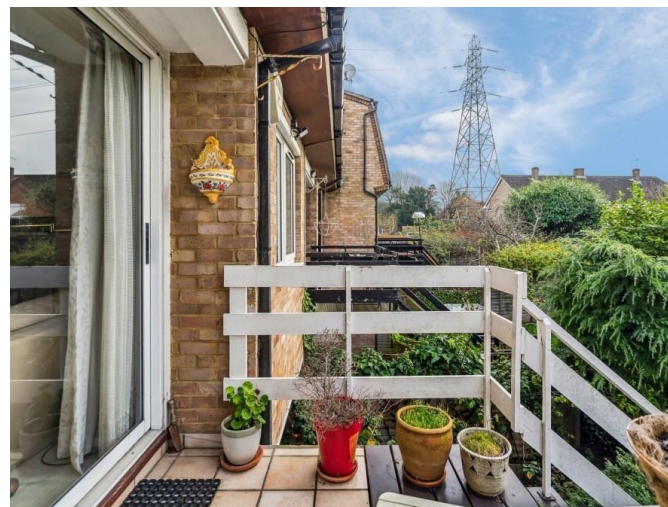
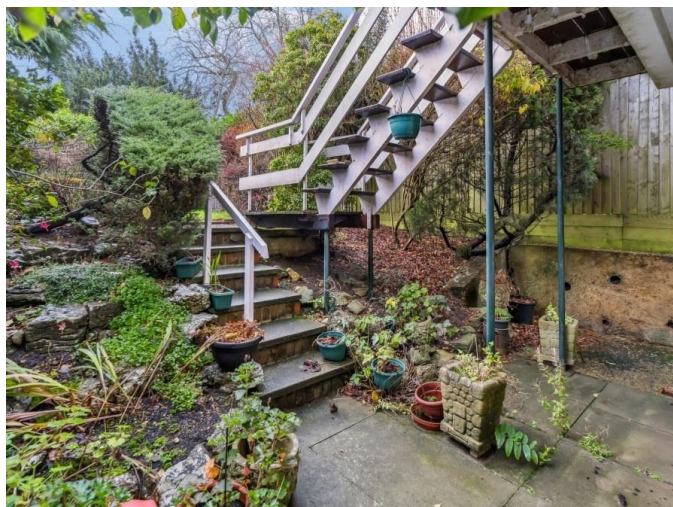
11 Langholme, Bushey Heath, Hertfordshire, WD23 1AR

- A 3/4 Bedroom 2 Bathroom Town House
- In Need of Updating
- Ground Floor Shower Room
- Spacious Living Room With Balcony
- Bedrooms With Fitted Wardrobes
- Secluded Rear Garden
- Garage & Off Street Parking
- No Upper Chain
- Council Tax Band F - Hertsmeire Borough Council
- Energy Rating: D

Requiring some modernisation, this spacious and well proportioned 3/4 bedroom townhouse is situated in Bushey Heath, close to the busy Bushey High Road, offering a wide selection of shops, restaurants, cafés, and places of worship, as well as easy access to local schools and amenities. The property features a welcoming entrance hall, ground floor shower room, a practical utility room, and a versatile TV/family room that could serve as a fourth bedroom, both the utility room and additional bedroom providing direct access to a well stocked, private, and secluded rear garden, creating an inviting outdoor retreat. On the first floor, there is a generous living room with sliding doors leading to a balcony, perfect for relaxing or entertaining, alongside a spacious kitchen/breakfast room. The second floor comprises a main bedroom with en-suite shower room, two further bedrooms, and a family bathroom. Additional benefits include a garage with a remote-controlled door and off-street parking. The property is offered for sale with no upper chain, making it an excellent opportunity for buyers seeking a well-located home with both convenience and tranquility.









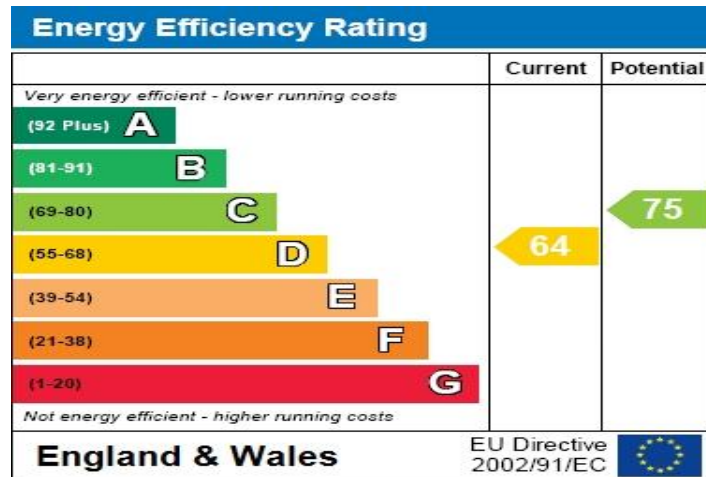
## Langholme

Approximate Gross Internal Area  
 Ground Floor = 34.9 sq m / 376 sq ft  
 First Floor = 53.9 sq m / 580 sq ft  
 Second Floor = 52.0 sq m / 560 sq ft  
 Garage = 12.4 sq m / 133 sq ft  
 Total = 153.2 sq m / 1,649 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.

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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.

