



27 Vale Road, Bushey, WD23 2HH

Price £425,000 Freehold

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 ChurchillsBushey



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27 Vale Road, Bushey, Hertfordshire, WD23 2HH

- Charming 3 Bedroom Terraced Cottage
- Retaining Many Original Features Including Fireplaces
- Two Separate Reception Rooms
- Gas Central Heating/ Replacement Sash Windows In Part
- South West Facing Rear Garden
- Residents Permit Parking
- Convenient Location
- Energy Rating: D

This charming 3 bedroom terraced cottage, dating back to the early 1900s, beautifully retains many of its original features, including sash windows and traditional fireplaces. The home offers two separate reception rooms, a kitchen that opens directly onto a south west facing rear garden, and a ground floor bathroom with a separate WC. Upstairs, there are three bedrooms, with the third bedroom accessed through the second, and a fully boarded loft space featuring Velux windows provides additional versatility. The property benefits from gas central heating and partly replaced sash windows, combining period character with modern comfort. Externally, the house has been recently redecorated and enjoys a secluded garden area at the rear. Ideally situated in a convenient residential location, it is within walking distance of local shops, well-regarded schools, and Bushey Main Line Station. Residents permit parking is also available.







#### ENTRANCE DOOR

#### RECEPTION ROOM 1 10'11" (3.33m) x 10'10" (3.3m)

Timber framed sash window to the front aspect, attractive cast iron working fireplace with display cabinets and cupboards to alcoves

#### RECEPTION ROOM 2 14'0" (4.27m) x 10'11" (3.33m)

Staircase to the first floor with cupboard under housing meters, shelving, wood flooring, sash window to the rear aspect

#### KITCHEN

Selection of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, Fitted AEG double oven, AEG 5 ring gas hob with AEG extractor chimney hood over, washing machine, replacement window to the side aspect, door leading on to the garden

#### GROUND FLOOR BATHROOM

Panelled bath with independent shower over, wash hand basin, timber framed window to the rear aspect, part tiled walls, inset spot lights, door to

#### SEPARATE WC

Low flush wc, cork tile flooring, inset spotlight, timber framed window to the rear aspect

#### FIRST FLOOR LANDING

Access to the loft space via pull down ladder - The loft space is fully boarded and has a range of fitted cupboard units, eaves storage, laminate flooring, 3 Velux windows, light, power, panel heater and extractor fan

#### BEDROOM 1 10'11" (3.33m) x 10'11" (3.33m)

Sash window to the front aspect, wardrobe cupboard, cast iron fireplace

#### BEDROOM 2 11'7" (3.53m) x 11'0" (3.35m)

Sash window to the rear aspect, wardrobe cupboard, cast iron fireplace, wood flooring

#### BEDROOM 3 7'11" (2.41m) x 6'11" (2.11m)

Approached off Bedroom 2. Window to the side aspect, airing cupboard housing lagged hot water cylinder, wall mounted gas fired central heating boiler

#### OUTSIDE

#### REAR GARDEN

Approached via shared access. Indian sand stone paved patio with built in bin store, lawn, with shrubs, trees, outside tap, garden shed at rear, gated side pedestrian access for immediate neighbours. Gated common access through alley way to the front.

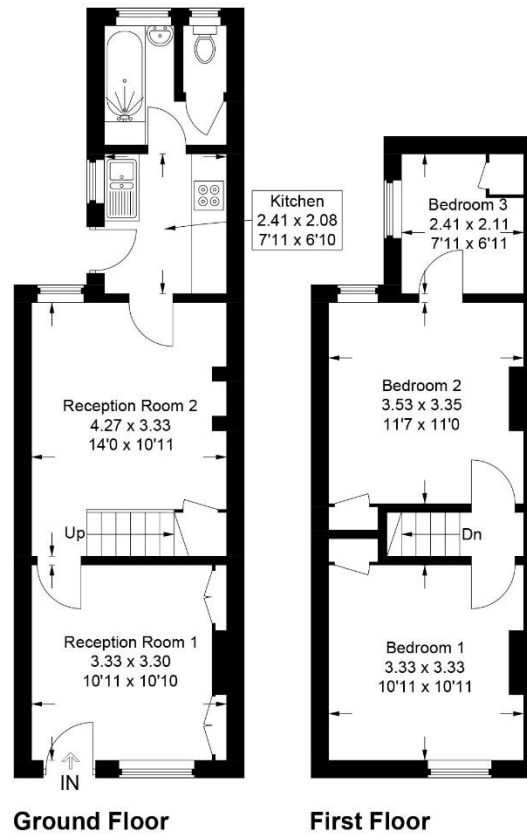
#### RESIDENTS PERMIT PARKING

#### COUNCIL TAX

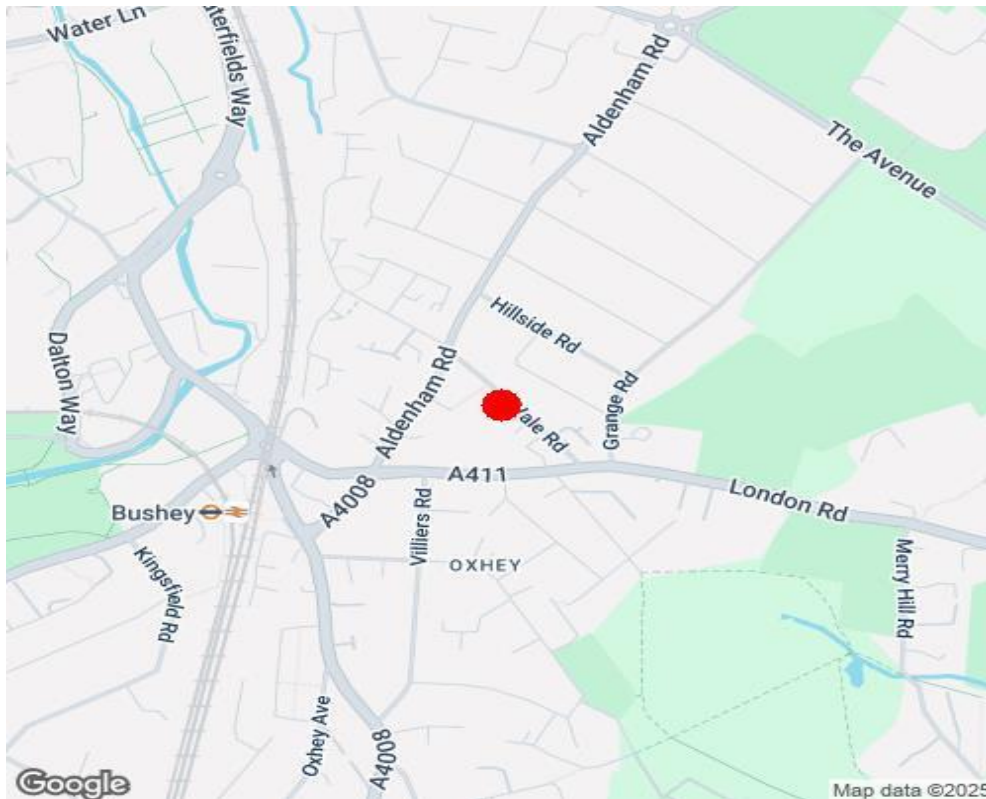
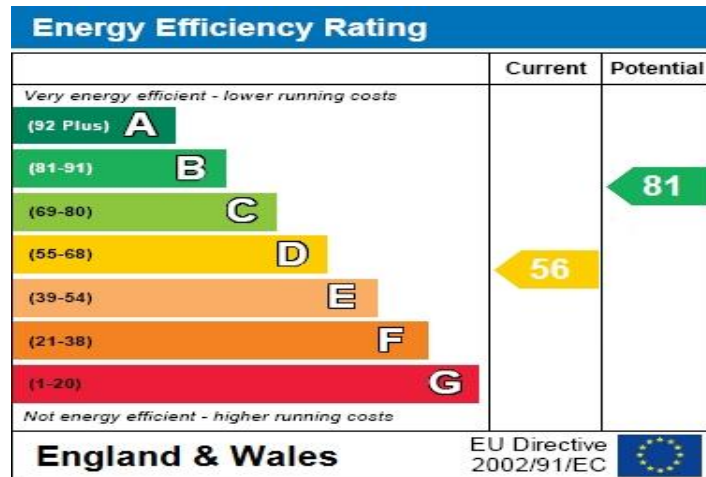
Hertsmere Borough Council, Tax Band C, £1997.82 2025/2026

## Vale Road

Approximate Gross Internal Area  
Ground Floor = 36.5 sq m / 393 sq ft  
First Floor = 31.6 sq m / 340 sq ft  
Total = 68.1 sq m / 733 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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#### 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.