



22 Herkomer Road, Bushey, WD23 3NN

Price £760,000 Freehold

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 ChurchillsBushey



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22 Herkomer Road, Bushey, Hertfordshire, WD23 3NN

- A Charming 4 Bedroom 2 Bathroom Semi Detached House
- Separate Living Room With Bay Window
- Spacious Kitchen/ Dining Room With Bifolding Doors To Garden
- Gas Central Heating/ Double Glazing
- South Facing Rear Garden With Summerhouse & Hot Tub
- Off Street Parking To The Front
- Close To Local Shops, Restaurants & Bus Routes
- Energy Rating: D

This charming 1930s semi detached home offers spacious and thoughtfully extended accommodation across three floors. Featuring four bedrooms and two bathrooms, the property has been extended to the rear and includes a loft conversion that creates a generous main bedroom with an en-suite shower room. A solid oak front door opens into a welcoming entrance hall with a cloakroom, leading to a bright living room with a bay window. The heart of the home is a spacious kitchen/dining room fitted with a modern kitchen, complemented by a separate utility room. The first floor hosts three bedrooms and a contemporary family bathroom, while the second floor is dedicated to the main bedroom suite. Outside, the south facing rear garden includes a timber framed summer house and a hot tub, perfect for relaxing or entertaining, and there is off street parking to the front. Ideally located within walking distance of Bushey High Street's shops, restaurants, and bus routes, the property is also conveniently close to local schools.









ENTRANCE HALL

Solid oak front door, wood flooring, inset spotlights, ladder radiator, staircase to first floor with cupboards under

CLOAKROOM

Fitted wood furniture incorporating wash hand basin, wc with concealed cistern cupboards and shelving, chrome ladder radiator, inset spot lights, tiled floor

LIVING ROOM 13'4" (4.06m) x 12'3" (3.73m)

Double glazed window to the front bay, ladder radiators, inset spotlights

KITCHEN 13'9" (4.19m) x 11'5" (3.48m)

Range of black gloss wall and base units, working surfaces, under mount 1.5 bowl stainless sink unit, integrated Neff double oven, Siemens induction hob and dishwasher. Recess for Fridge freezer. Central island with wine fridge and base units under, working surfaces incorporating a breakfast bar , pendant lighting over, wood flooring, open plan to

DINING ROOM 12'2" (3.71m) x 11'10" (3.61m)

Wood flooring, double glazed bifolding doors leading on to the garden

UTILITY ROOM 10'3" (3.12m) x 6'5" (1.96m)

Wall and base units, working surfaces, circular stainless steel sink unit , inset spot lights, extractor fan, 2 Velux windows, cupboard housing wall mounted gas fired central heating boiler, cupboard housing Megaflo, washing machine, vent for tumble dryer, hanging rail

FIRST FLOOR LANDING

Double glazed window to the side access, staircase to the 2nd floor

BEDROOM 2 13'10" (4.22m) x 11'1" (3.38m)

Double glazed window to the front bay

BEDROOM 3 11'11" (3.63m) x 10'6" (3.2m)

Double glazed window to the rear aspect

BEDROOM 4 8'0" (2.44m) x 6'11" (2.11m)

Double glazed window to the front aspect, picture rail, storage cupboard

FAMILY BATHROOM

Modern fitted bathroom with freestanding bath and hand held shower attachment, vanity unit incorporating wash hand basin with cupboards under and wc with concealed cistern, shaver point, large fitted wall mirror, chrome ladder radiator, tiled walls and floor, inset spot lights, extractor fan, double glazed windows to the rear aspect

SECOND FLOOR LANDING

Double glazed window to the side aspect

BEDROOM 1 15'0" (4.57m) x 12'0" (3.66m)

Two Velux windows to the front aspect, double glazed window to the rear aspect, eaves storage cupboard, inset spot lights, door to

ENSUITE SHOWER ROOM

Shower cubicle, floating wash hand basin with drawer under, low flush wc, chrome ladder radiator, tiled walls and floor, inset spotlights, extractor fan, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

South facing rear garden with paved patio area, lawn with mature shrubs, decked area with hot tub, outside light, tap and power point

SUMMERHOUSE 16'6" (5.03m) x 9'7" (2.92m)

Timber framed summer house to the rear of the garden with double doors and windows to the front, light and power

OFF STREET PARKING

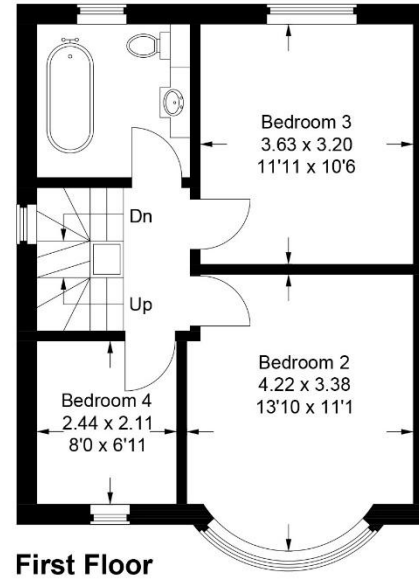
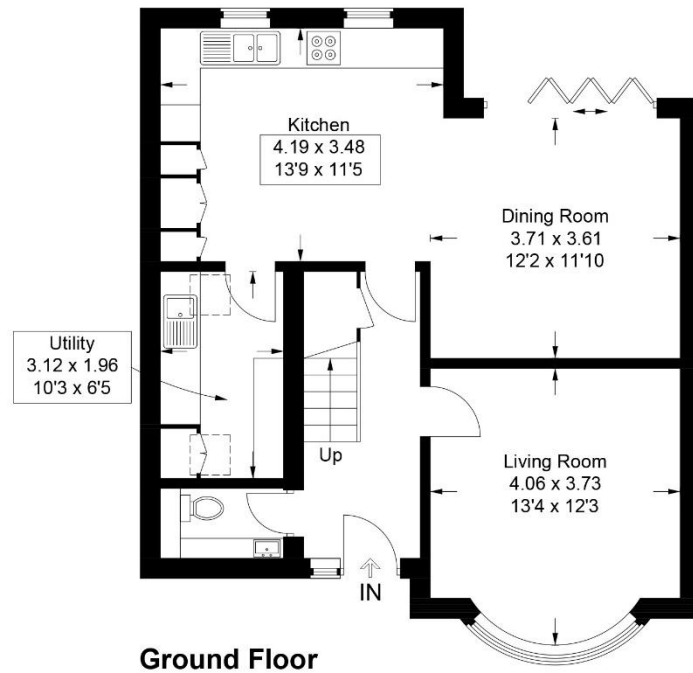
Via own driveway to the front of the house

COUNCIL TAX

Hertsmere Borough Council, Tax Band D, £2247.54 2025/2026

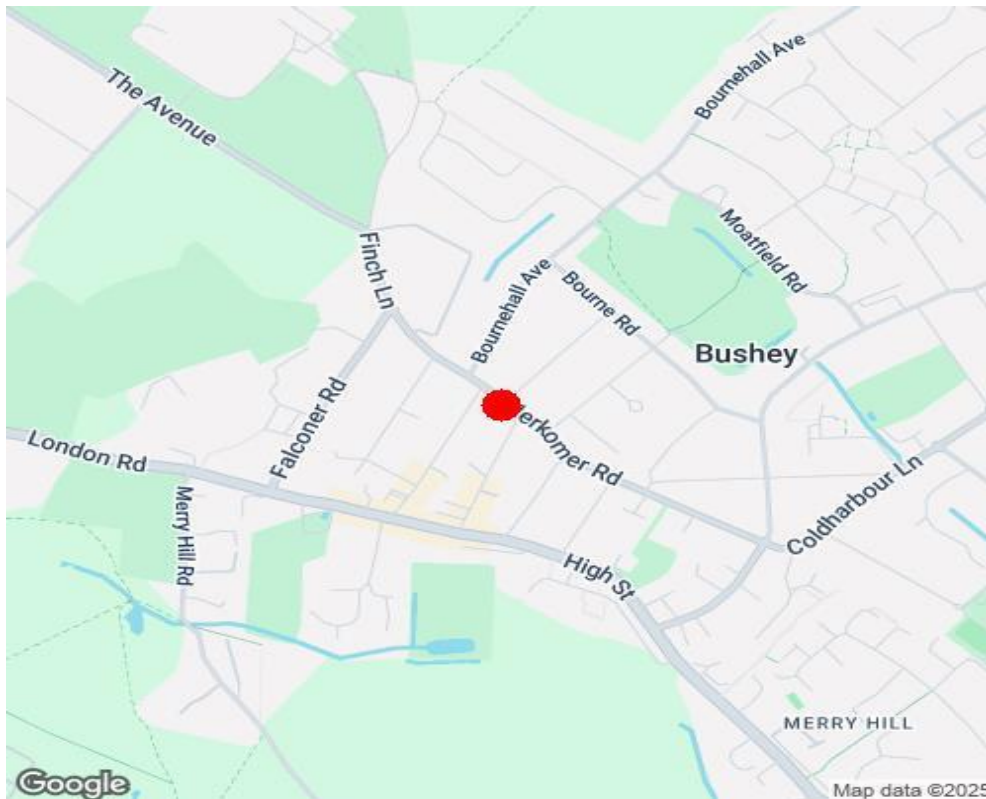
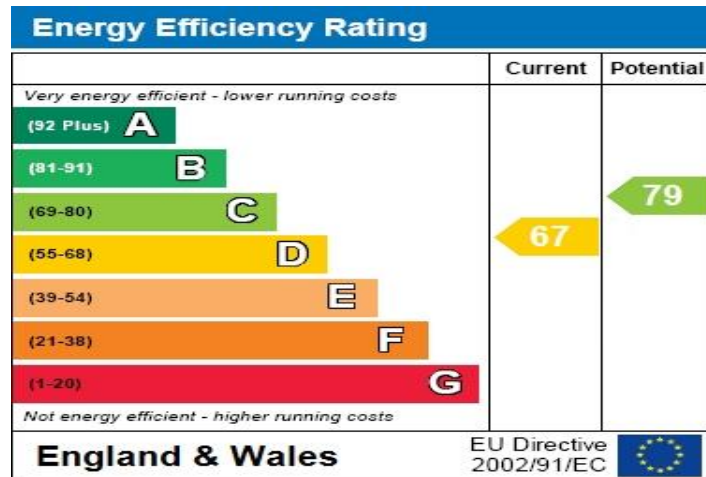
Herkomer Road

Approximate Gross Internal Area
 Ground Floor = 61.2 sq m / 659 sq ft
 First Floor = 41.9 sq m / 451 sq ft
 Second Floor = 21.6 sq m / 232 sq ft
 Summer House = 14.6 sq m / 157 sq ft
 Total = 139.3 sq m / 1,499 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.