



13 Spring Crofts, Bushey, WD23 3AR

Price £650,000 Freehold

4  2 

 **Churchills**Bushey



Price £650,000

13 Spring Crofts, Bushey, Hertfordshire, WD23 3AR

- A 4 Bedroom 2 Bathroom Semi Detached House
- Front Reception Room
- Fitted Kitchen Open Plan To Double Glazed Conservatory
- Main Bedroom With Ensuite
- Gas Central Heating/ Double Glazing
- Rear Garden
- Own Driveway With Covered Carport
- No Upper Chain
- Council Tax Band E - Hertsmere Borough Council
- Energy Rating: C

Situated in a peaceful residential cul de sac, this 4 bedroom, 2 bathroom semi detached house is perfect for family living. Originally a three bedroom home, it has been extended with a loft conversion to create a generous main bedroom on the second floor, complete with its own ensuite shower room. The ground floor features an entrance hall, a bright front reception room, and a modern fitted kitchen with a central island, open plan to a double glazed conservatory leading out to the rear garden. On the first floor, there are three bedrooms and a fully tiled family bathroom. Outside, the property boasts a rear garden with a large raised decked area ideal for relaxing or entertaining. A private driveway at the front leads to a covered car port. The garage has been converted into a useful store room. The home benefits from double glazing throughout and gas central heating, and is offered for sale with no upper chain. Conveniently located close to local schools and shops, this property offers a great opportunity for families looking to settle in a quiet, popular area.

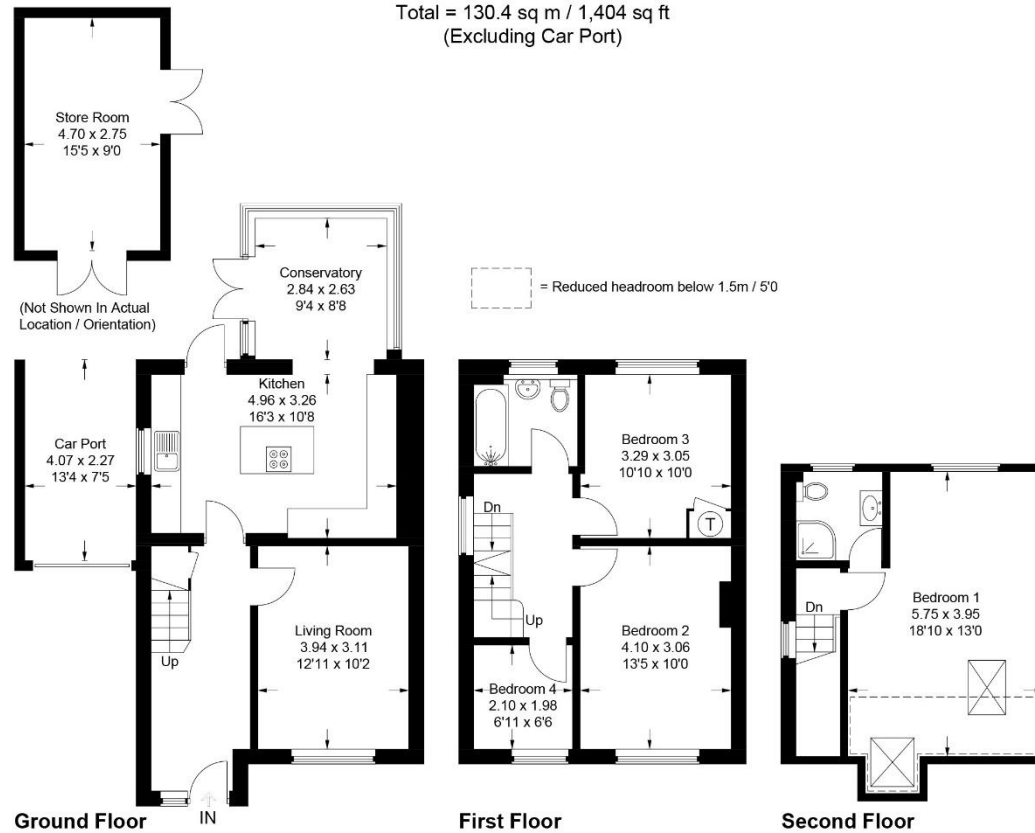






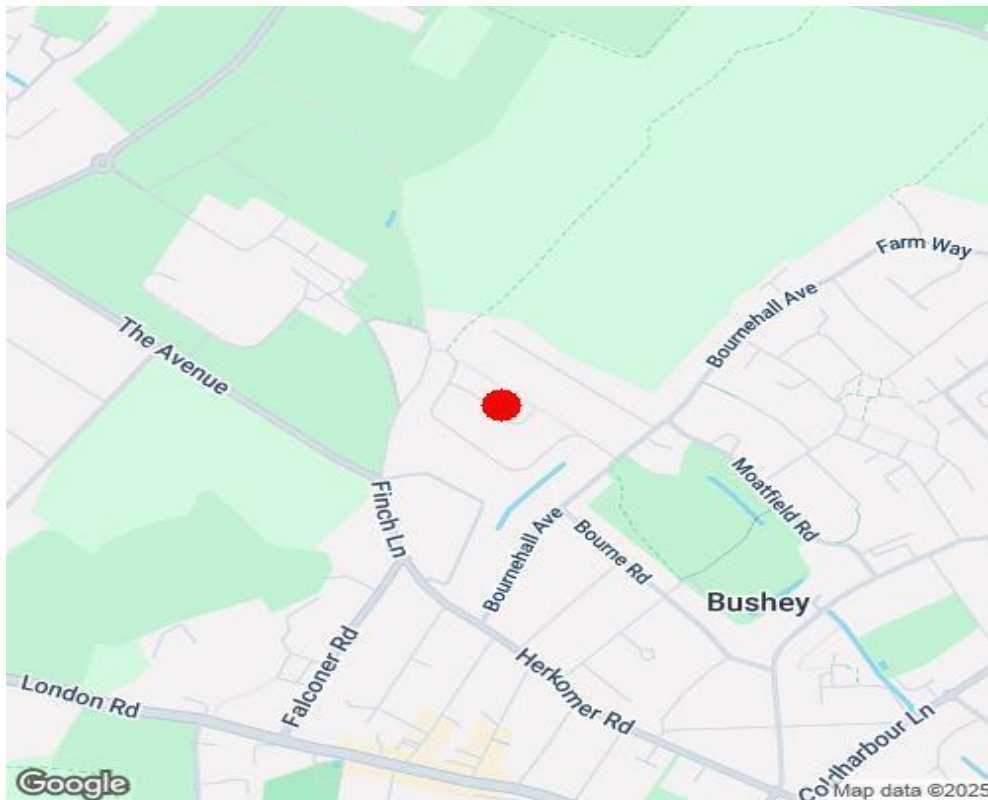
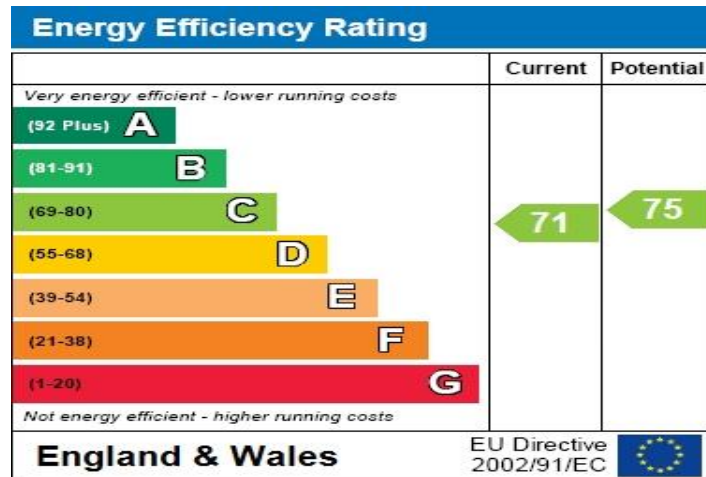
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Approximate Gross Internal Area
 Ground Floor = 48.6 sq m / 523 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Second Floor = 29.6 sq m / 319 sq ft
 Outbuilding = 12.9 sq m / 139 sq ft
 Total = 130.4 sq m / 1,404 sq ft
 (Excluding Car Port)



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.