



40 Rosebery Road, Bushey, WD23 1DA

Price £525,000 Freehold

2  1 

 ChurchillsBushey



Price £525,000

40 Rosebery Road, Bushey, Hertfordshire, WD23 1DA

- A Spacious 2 Bedroom End Of Terrace House
- Recently Redecorated
- Two Separate Reception Rooms
- Fitted Kitchen
- Double Bedrooms & Bathroom Off Landing
- Gas Central Heating/ Double Glazing
- Approx 70ft Rear Garden
- No Upper Chain
- Council Tax Band E - Hertsmere Borough Council
- Energy Rating: D

Nestled in the heart of Merry Hill, Bushey is this spacious 2 bedroom end of terrace home. Recently redecorated, the property boasts two generous reception rooms, a well appointed fitted kitchen, a convenient cloakroom, and a versatile office/utility area. Upstairs, the first floor landing leads to two double bedrooms and a large family bathroom. The long rear garden, extending approximately 70 feet, backs onto school playing fields, providing a peaceful and open outlook. Additional features include gas central heating, double glazing with fitted shutters, and the benefit of no upper chain. Ideally positioned close to highly regarded schools and local shops, this home presents an excellent opportunity for families and professionals alike.

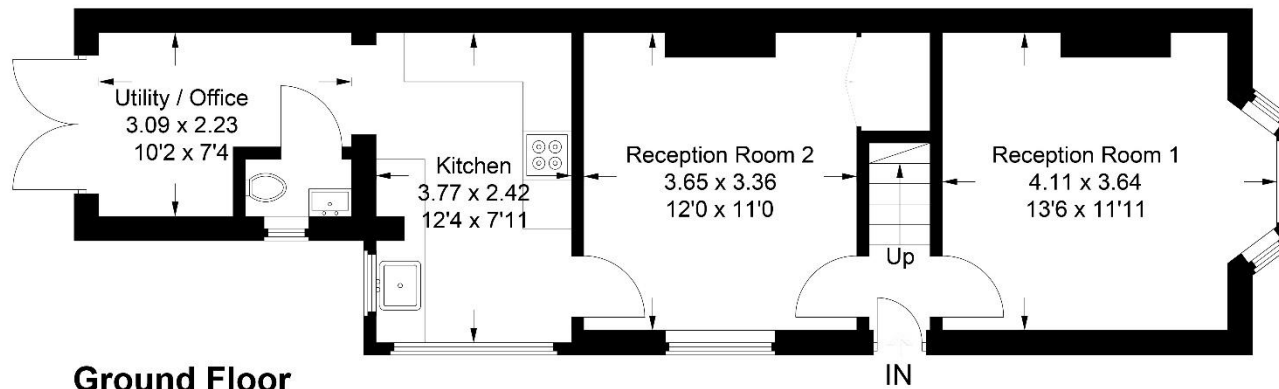
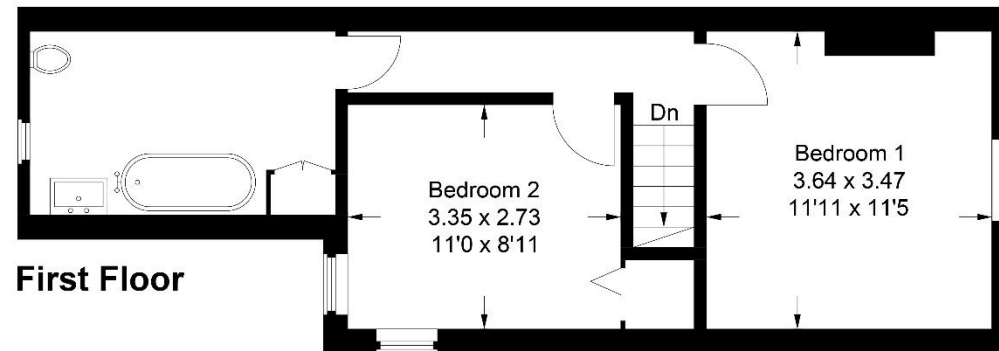






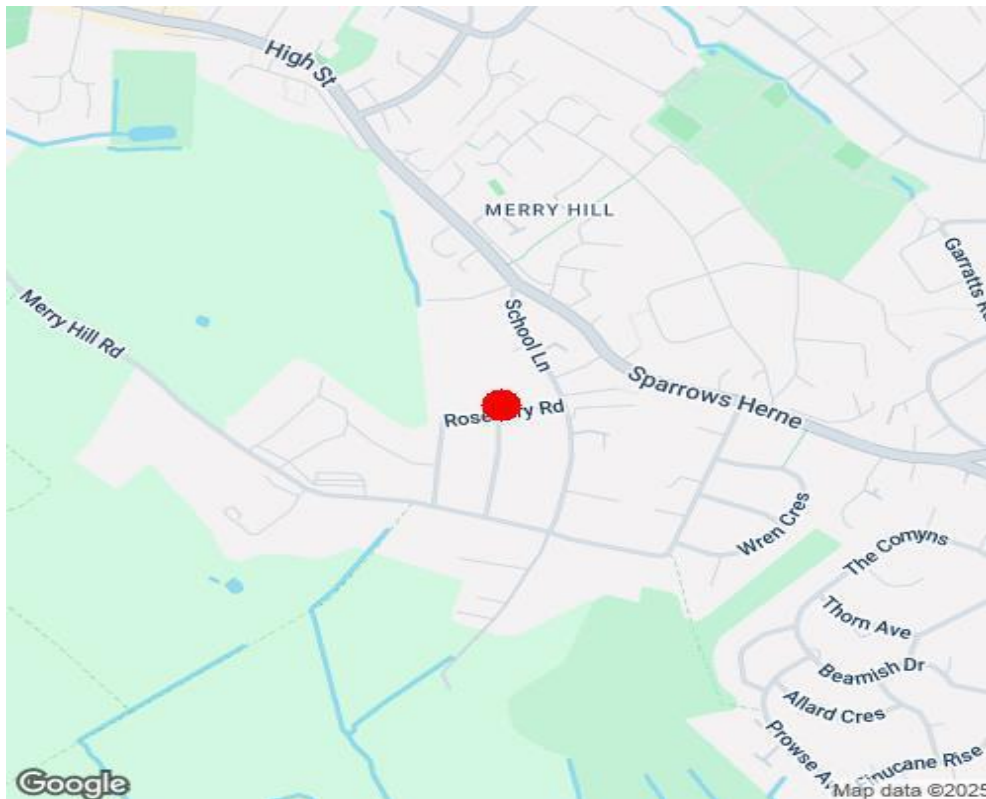
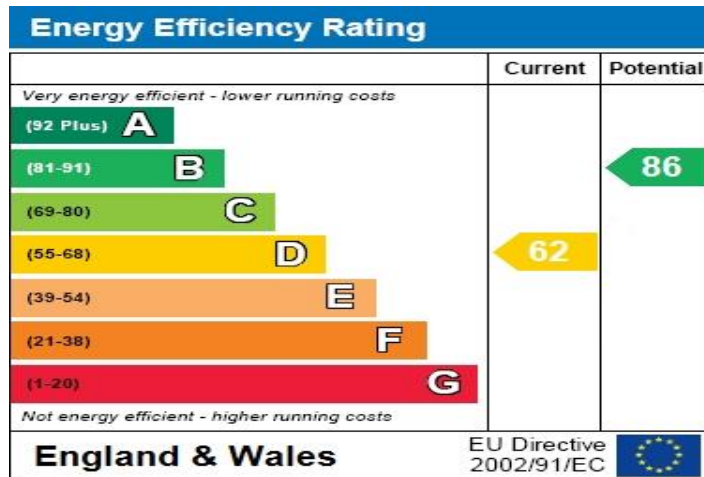
Rosebery Road

Approximate Gross Internal Area
Ground Floor = 47.4 sq m / 510 sq ft
First Floor = 37.6 sq m / 405 sq ft
Total = 85.0 sq m / 915 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.

© CJ Property Marketing Ltd Produced for Churchills



Part of the **F** fairfield family



Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

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.