



35 Park Road, Bushey, WD23 3EE

Price £450,000 Freehold

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 **Churchills**Bushey



Price £450,000

35 Park Road, Bushey, Hertfordshire, WD23 3EE

- A Charming 2 Bedroom End Of Terrace Cottage
- Situated In The Heart Of Bushey Village
- Two Separate Reception Rooms
- Bedrooms & Bathroom All Access off Landing
- Long Rear Garden With Side Access
- Gas Central Heating/ Sash Windows
- No Upper Chain
- Council Tax Band D - Hertsmere Borough Council
- Energy Rating: E

This charming 2 bedroom end of terrace cottage is ideally situated in the heart of Bushey Village, just moments from local shops, restaurants, and convenient bus routes. Upon entering, you step directly into a welcoming reception room featuring a feature fireplace, perfect for creating a cosy atmosphere. A second reception room and a well presented kitchen and a utility room are also located on the ground floor, offering flexible living and dining space. Upstairs, the property comprises two bedrooms and a modern fitted bathroom, all accessed from the first floor landing. Outside, a long rear garden with gated side access provides plenty of space for outdoor enjoyment. Additional features include gas central heating and double glazed replacement sash windows. The property is offered for sale with no upper chain, making it an excellent opportunity for buyers seeking a home full of charm and potential in a sought after setting.

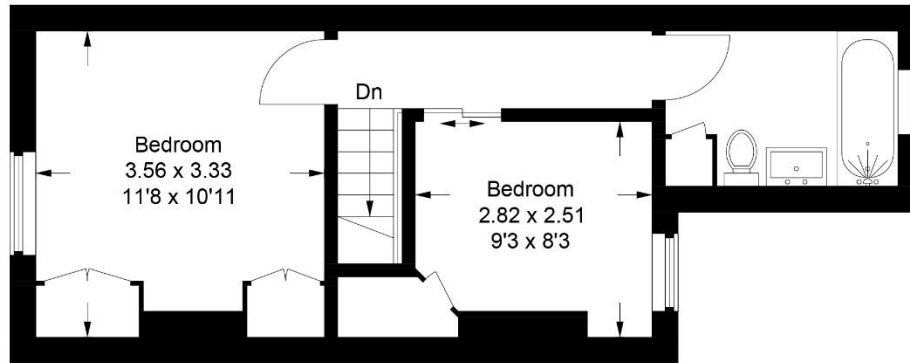




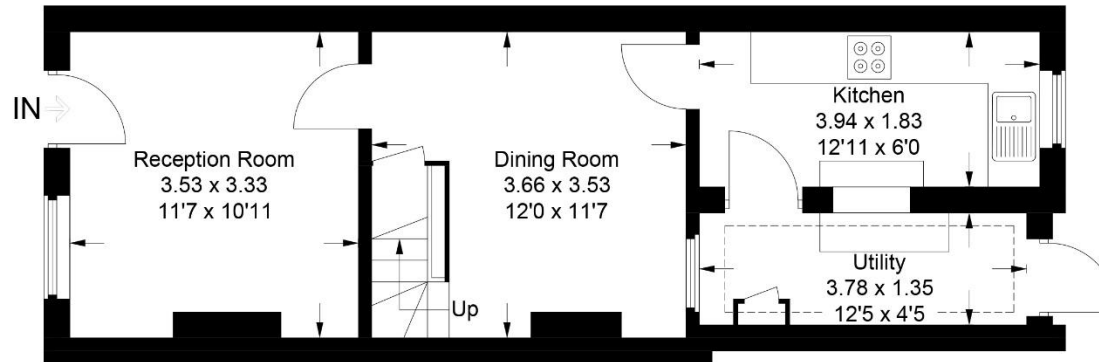


Park Road

Approximate Gross Internal Area
Ground Floor = 39.3 sq m / 423 sq ft
First Floor = 30.5 sq m / 328 sq ft
Total = 69.8 sq m / 751 sq ft



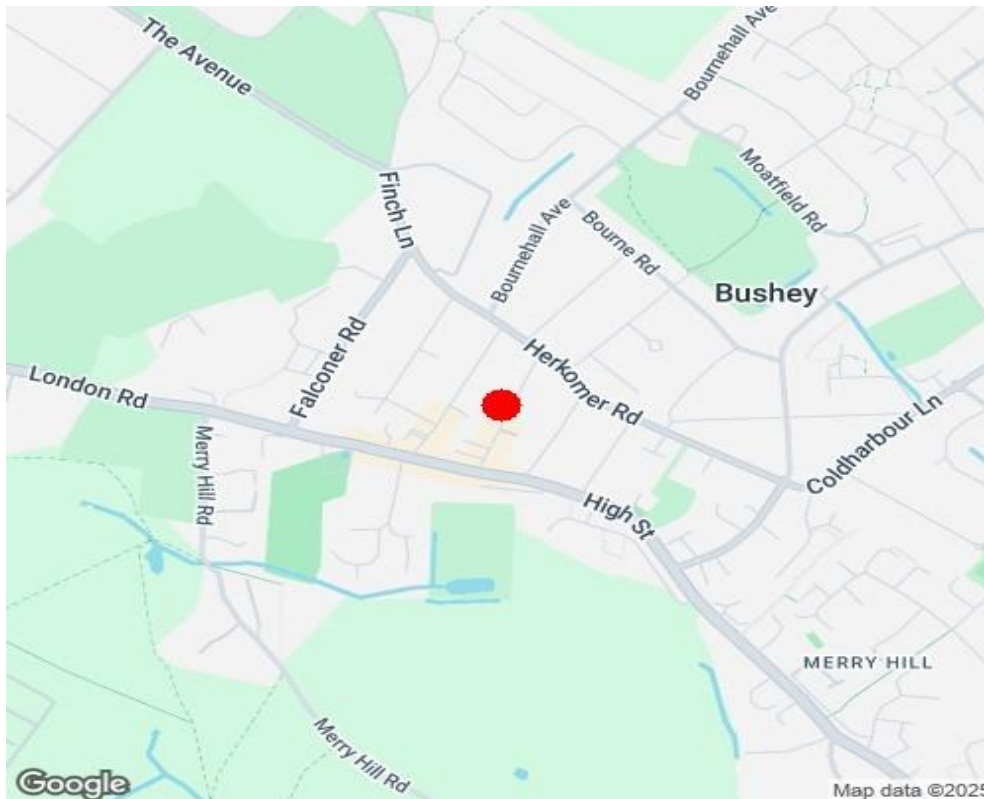
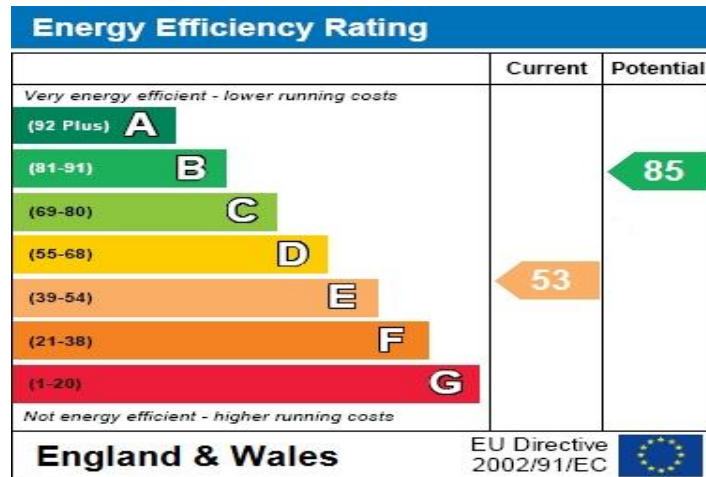
First Floor



Ground Floor

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.