



CORNER SITED THREE DOUBLE BEDROOM VICTORIAN HOUSE WITH 95FT REAR GARDEN – CHAIN FREE SALE



We are delighted to present this charming Victorian family home that occupies a corner position within this sought after residential area and sits on a plot that is 164ft deep. A choice of highly regarded schools and Bushey station (service to Euston in under 20 minutes) are within easy reach making this an ideal home for families and commuters.

The ground floor is made up of an entrance hallway, two good size reception rooms, a 16ft 10' x 10ft 5' kitchen/breakfast room and downstairs shower cubicle/w.c. On the first floor there are three double bedrooms and the family bathroom.

Externally, there is a sunny aspect rear garden, off-road parking and garage.



KEY FEATURES

- Three double bedrooms
- Modernisation required throughout
- 95ft south-west facing garden
- Ample scope for side, rear and loft extensions (stp)
- Garage and off road parking
- High ceilings



Bushey Grove Road, Bushey, WD23

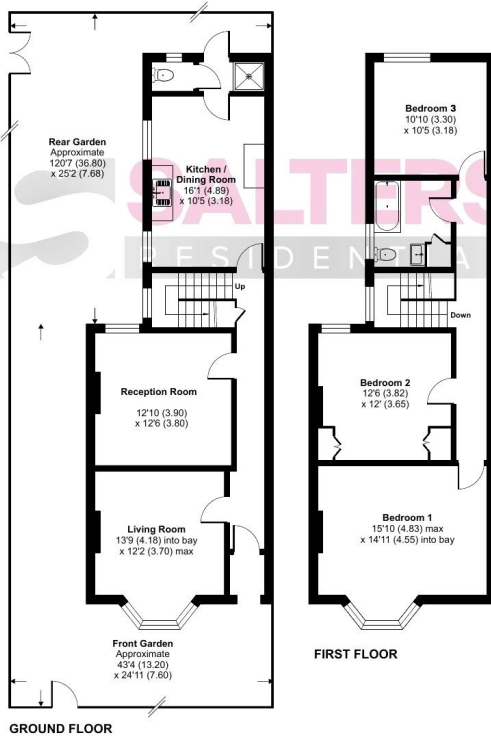
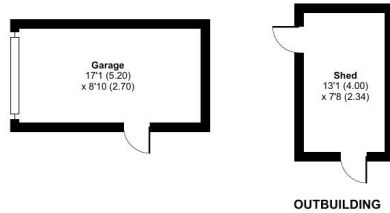
Approximate Area = 1346 sq ft / 125 sq m

Garage = 151 sq ft / 14 sq m

Outbuilding = 101 sq ft / 9.3 sq m

Total = 1598 sq ft / 148.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3hccom 2025. Produced for Salters Residential. REF: 1364540

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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