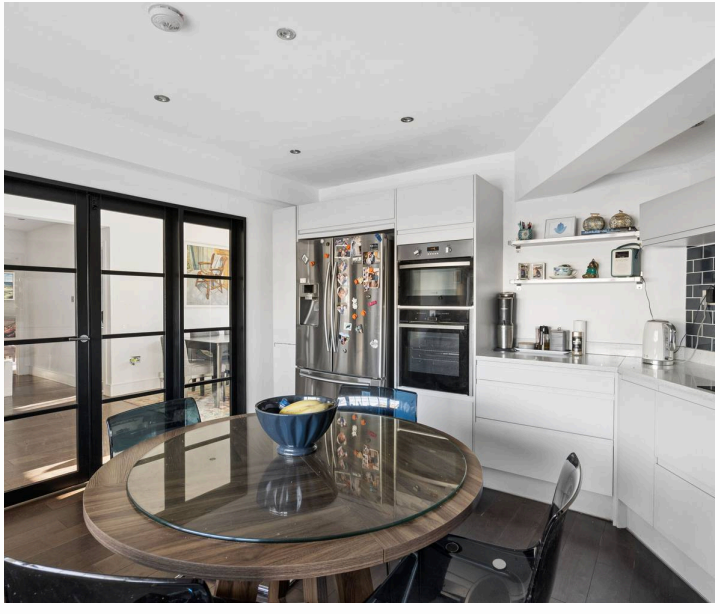


1 The Birches, Bushey - WD23 4TW

£1,150,000

ChurchillsBushey



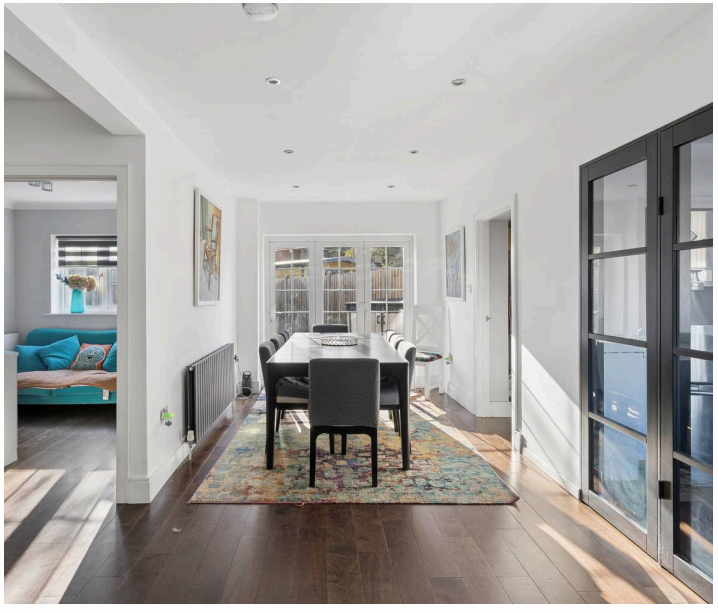




Situated in a peaceful cul-de-sac, this substantially extended 5 bedroom detached family home, originally built in the 1970s, offers an abundance of versatile living space, perfectly suited to modern family life. Thoughtfully arranged throughout, the property welcomes you with an entrance porch leading into a spacious living room and a separate TV room, providing plenty of space for both relaxing and entertaining. The ground floor further benefits from a separate kitchen and dining room, thoughtfully designed as two distinct spaces with double doors connecting the rooms, offering flexibility for both everyday family living and entertaining. The kitchen and dining room also benefit from underfloor heating, adding an extra touch of comfort. A separate utility room and downstairs WC provide further practicality. Upstairs, the generous principal bedroom benefits from its own en-suite bathroom, accompanied by four further well-proportioned bedrooms and a family wet room. Externally, the property boasts a pleasant south-facing rear garden, ideal for outdoor dining and enjoying the warmer months, while the extensive driveway to the front provides off-street parking for up to five vehicles. Ideally positioned close to local shops and well-regarded schools, with excellent transport connections via the A41 and M1, this fantastic family home combines space, comfort and convenience in a desirable residential setting.







- Extended 5 Bedroom 2 Bathroom Detached House
- Cul De Sac Location
- Kitchen & Dining Room with Under Floor Heating
- Separate Utility Room
- Downstairs WC
- Principal Bedroom With Ensuite
- South Facing Rear Garden
- Off Street Parking For Several Cars
- Close to A41/ M1 Transport Links

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C




ELEMIS





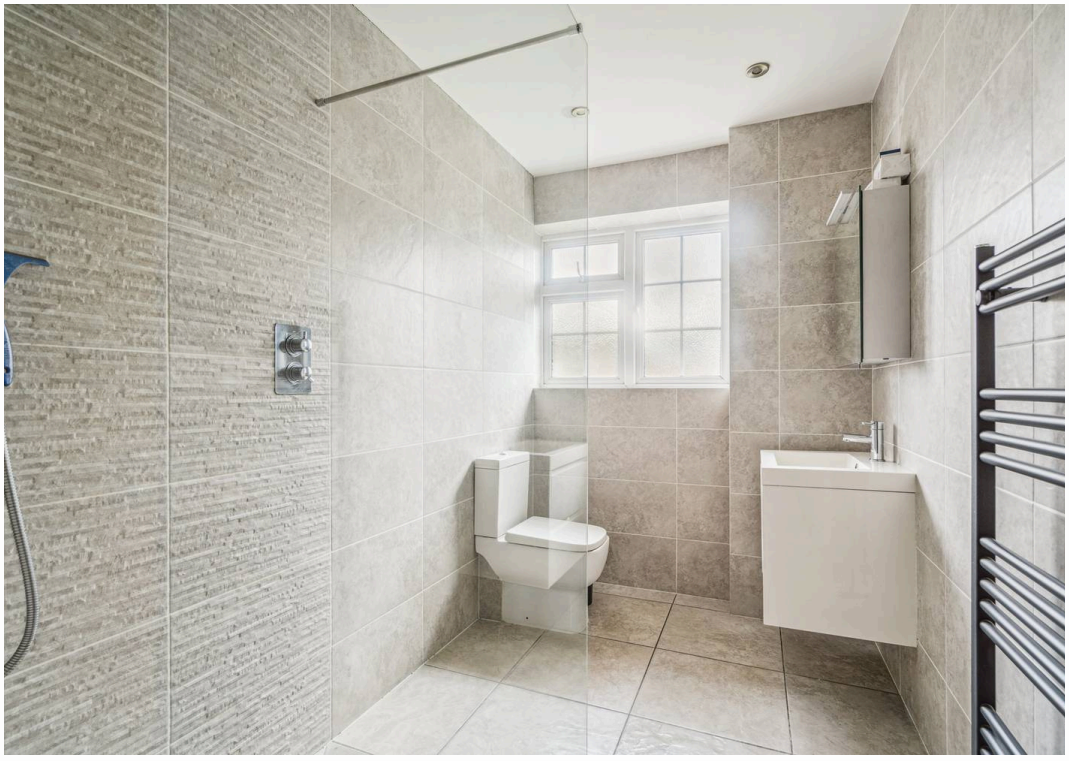



SELFRIDGES













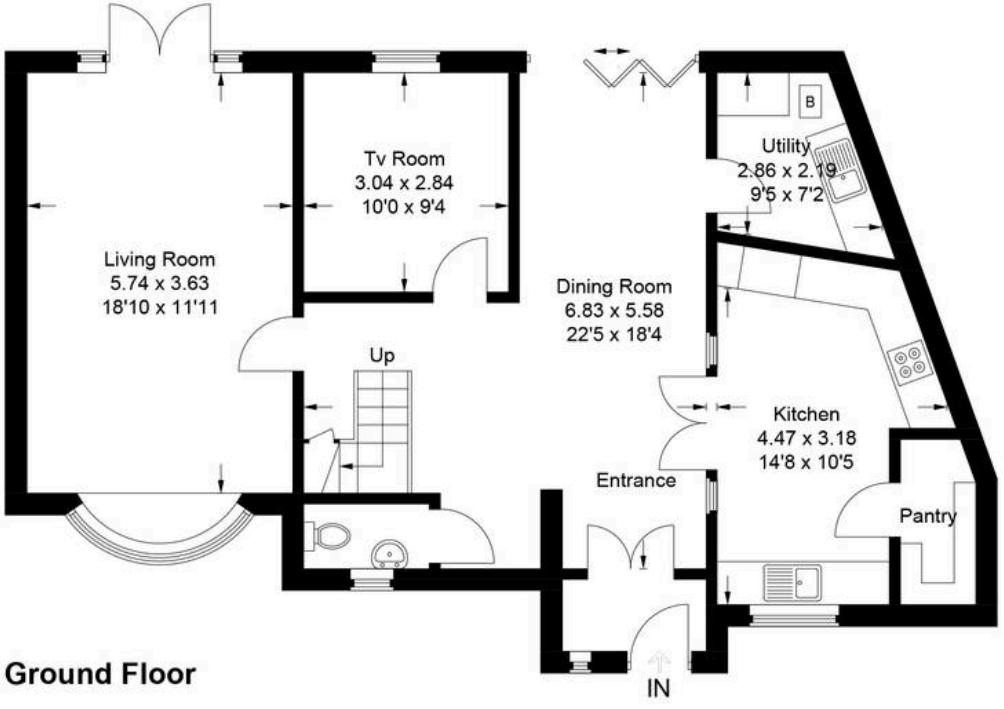




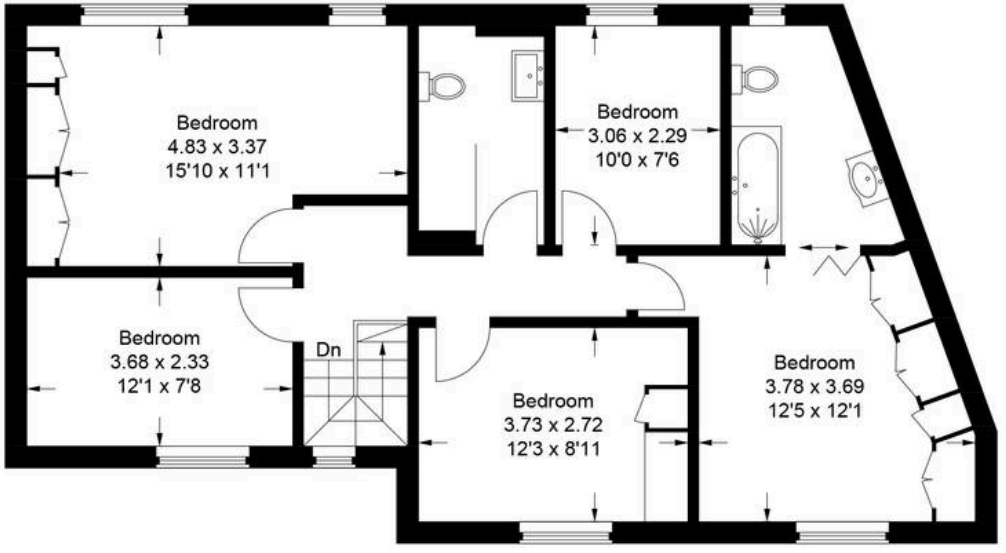
The Birches

Approximate Gross Internal Area
Ground Floor = 86.1 sq m / 927 sq ft
First Floor = 79.5 sq m / 856 sq ft
Total = 165.6 sq m / 1,783 sq ft

N



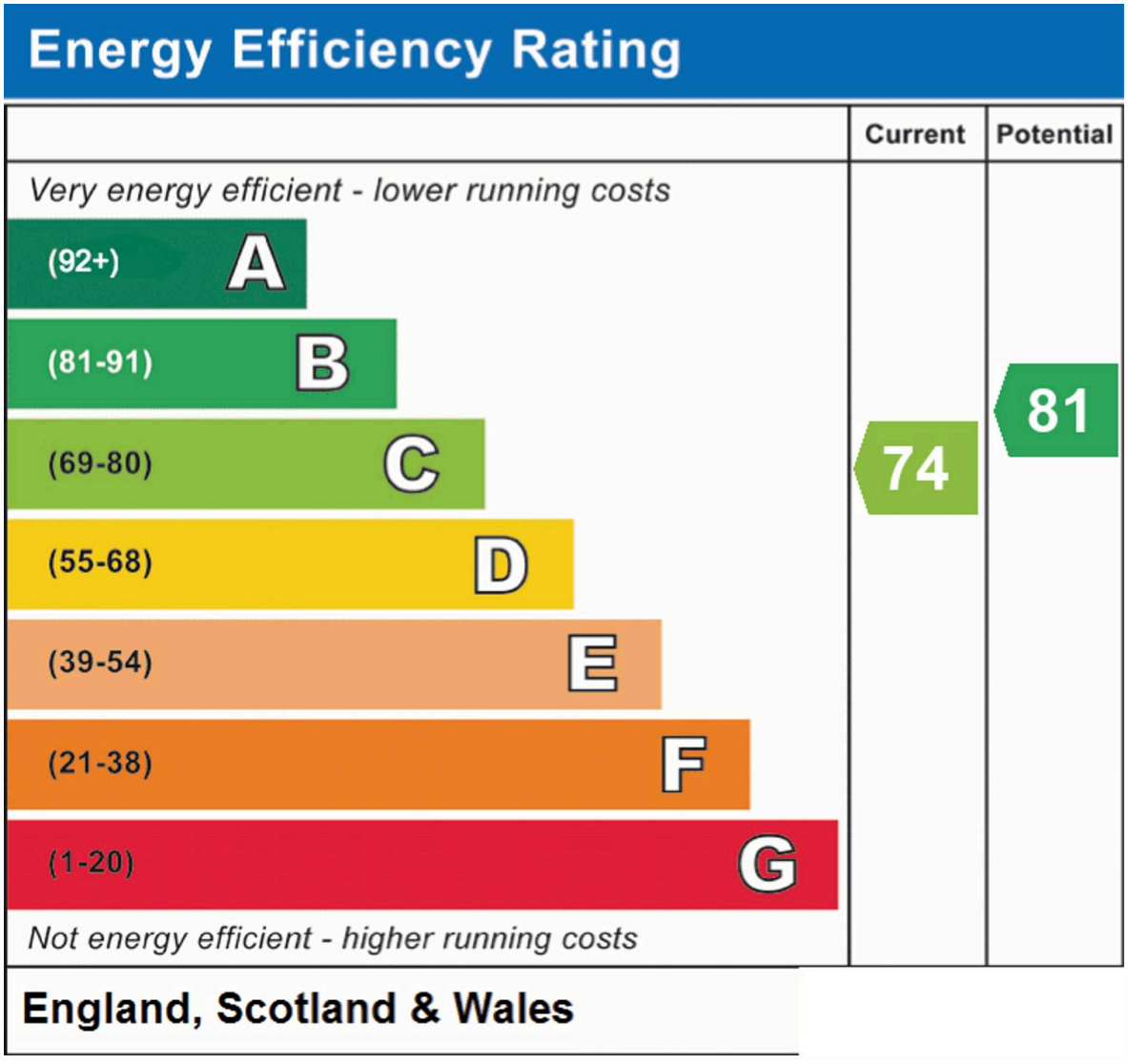
Ground Floor



First 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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Churchills - Bushey

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020 8950 0033

churchillsbushey.co.uk

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. 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 confimed by your solicitor prior to exchange of contracts.