

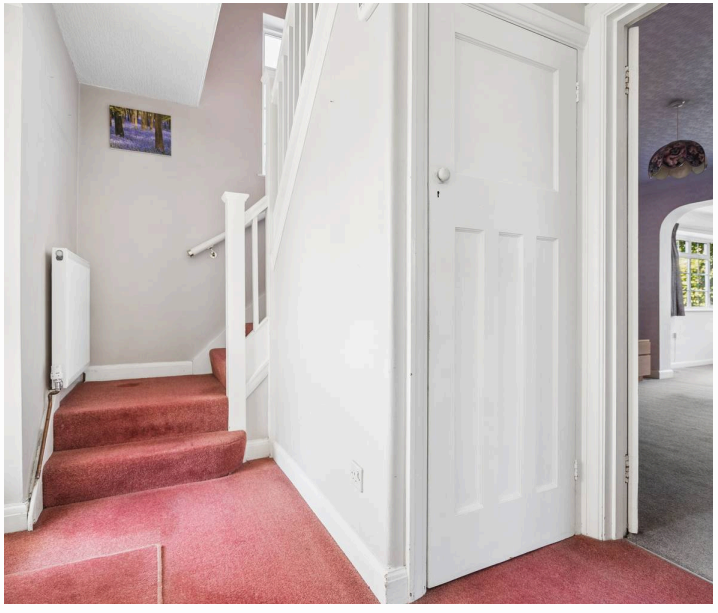

# 17 Bournehall Lane, Bushey - WD23 3NQ

£840,000

ChurchillsBushey







Occupying a prime position on one of Bushey's most desirable roads, this extended 4 bedroom detached home presents a rare opportunity to create a superb long-term family residence. Offering generous and versatile accommodation throughout, the property includes a spacious 25ft double aspect through lounge, a separate triple aspect dining room, a conservatory overlooking the delightful rear garden, a kitchen with a separate larder, and the convenience of a downstairs WC. Upstairs, four well proportioned bedrooms provide comfortable family accommodation, while outside, the attractive spacious garden offers plenty of space for outdoor entertaining and relaxation. Further benefits include double glazing, gas central heating, a carriage driveway, detached garage, and the advantage of no upper chain. Ideally situated close to highly regarded schools and excellent local amenities, this is a fantastic opportunity to acquire a substantial home in a prestigious location with outstanding potential to personalise and enhance to suit modern family living.







- Extended 4 Bedroom Detached House
- Two Separate Reception Rooms
- Downstairs WC
- Lovely Rear Garden
- Carriage Driveway
- Detached Garage
- Sought After Location
- No Upper Chain

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D











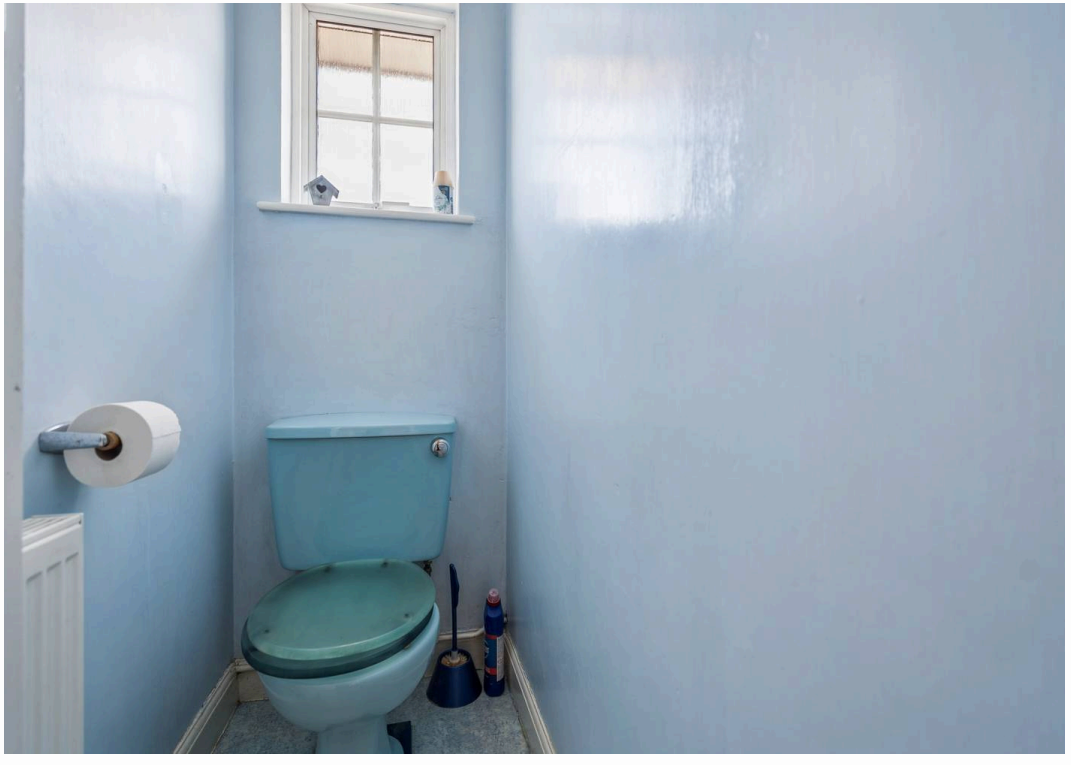














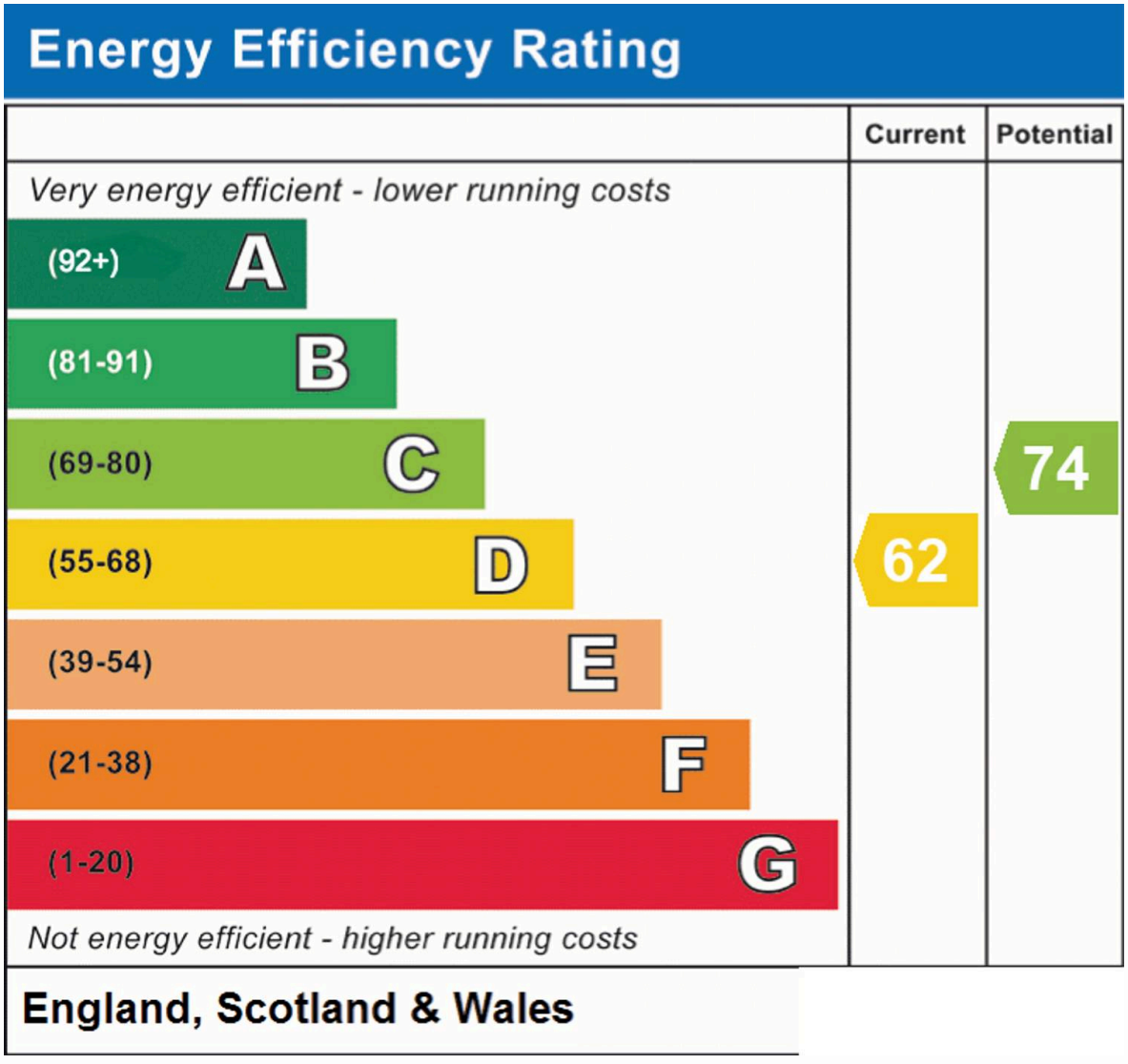
# Bournehall Lane

Approximate Gross Internal Area
Ground Floor = 74.5 sq m / 802 sq ft
First Floor = 49.5 sq m / 533 sq ft
Garage = 10.9 sq m / 117 sq ft
Total = 134.9 sq m / 1,452 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.

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## Churchills - Bushey

**Churchills Estate Agents, 72 High Street - WD23 3HE**

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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.