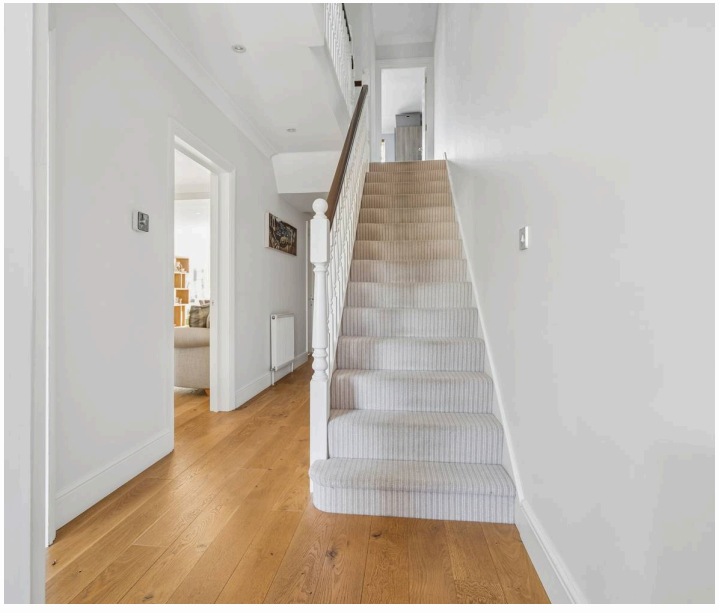


83 Bushey Grove Road, Bushey - WD23 2GJ

£875,000

ChurchillsBushey







83 Bushey Grove Road

A beautifully presented four-bedroom family home with spacious open-plan living, a south-facing garden and excellent access to Bushey station.

Offering generous and flexible accommodation across three floors, this attractive semi-detached home is perfectly suited to modern family life. At the heart of the house is the spacious open-plan kitchen, dining and family area, creating a wonderful space for everyday living, family gatherings and entertaining. A separate front reception room with an attractive bay window offers a quieter space to relax, while a downstairs WC adds everyday convenience. Upstairs, the main bedroom benefits from its own ensuite shower room, alongside two further bedrooms and a family bathroom. The second floor provides a fourth bedroom, ideal for guests, a teenager wanting their own space or those working from home.

Outside, the south-facing rear garden is a real bonus, offering a lovely spot to enjoy the sunshine, relax or entertain during the warmer months. Off-street parking for two cars adds to the practicality of this well-planned home.

Built in 2008 and well presented throughout, the property combines the comfort of a modern home with the space and flexibility that families need. Conveniently located close to Bushey station, Watford town centre and well-regarded schools, this is a home that offers the best of both worlds; comfortable family living with excellent connections for commuters.







- Beautifully Presented Four-Bedroom Family Home
- Spacious Open-Plan Kitchen, Dining & Family Room
- Separate Reception Room with Bay Window
- Flexible Accommodation Arranged Over Three Floors
- Main Bedroom with Ensuite Shower Room
- Family Bathroom & Downstairs WC
- Sunny South-Facing Rear Garden
- Off-Street Parking for Two Cars
- Convenient for Bushey Station & London Commuters
- Close to Local Shops & Well-Regarded Schools

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





















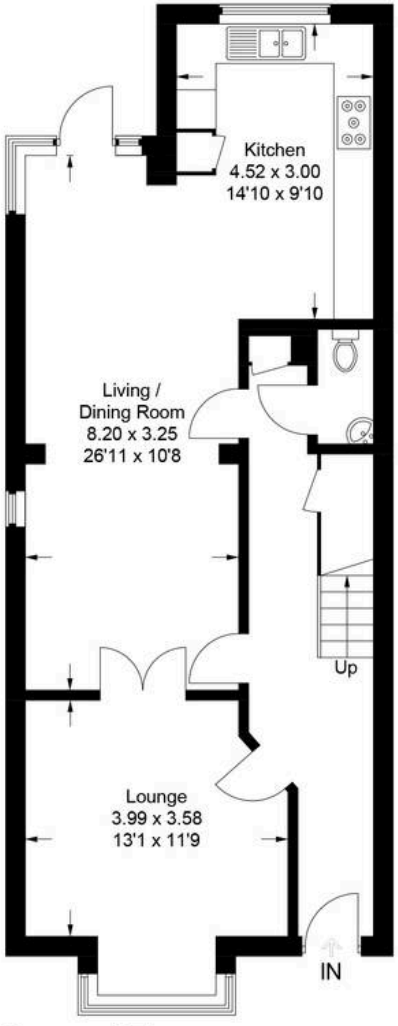




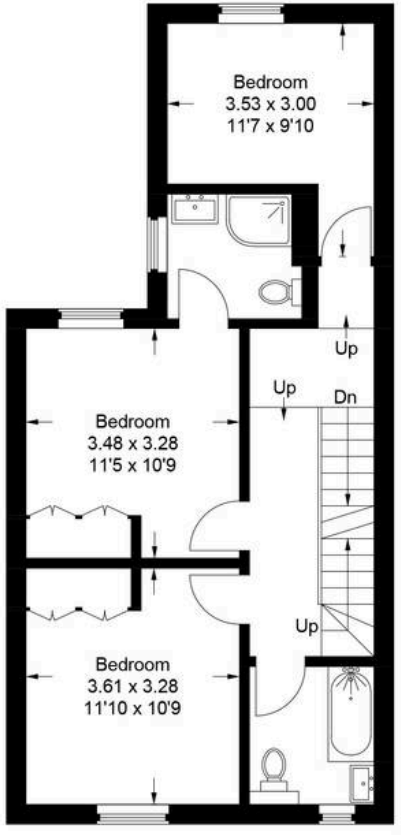


Bushey Grove Road

Approximate Gross Internal Area
Ground Floor = 71.0 sq m / 764 sq ft
First Floor = 53.1 sq m / 571 sq ft
Second Floor = 24.3 sq m / 261 sq ft
Total = 148.4 sq m / 1,596 sq ft
(Including Eaves)

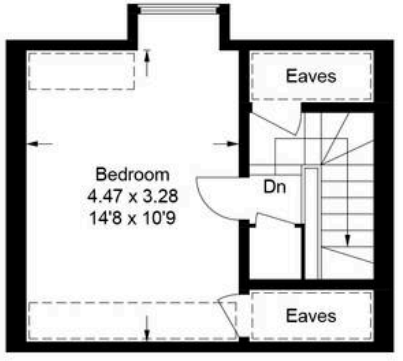


Ground Floor



First Floor

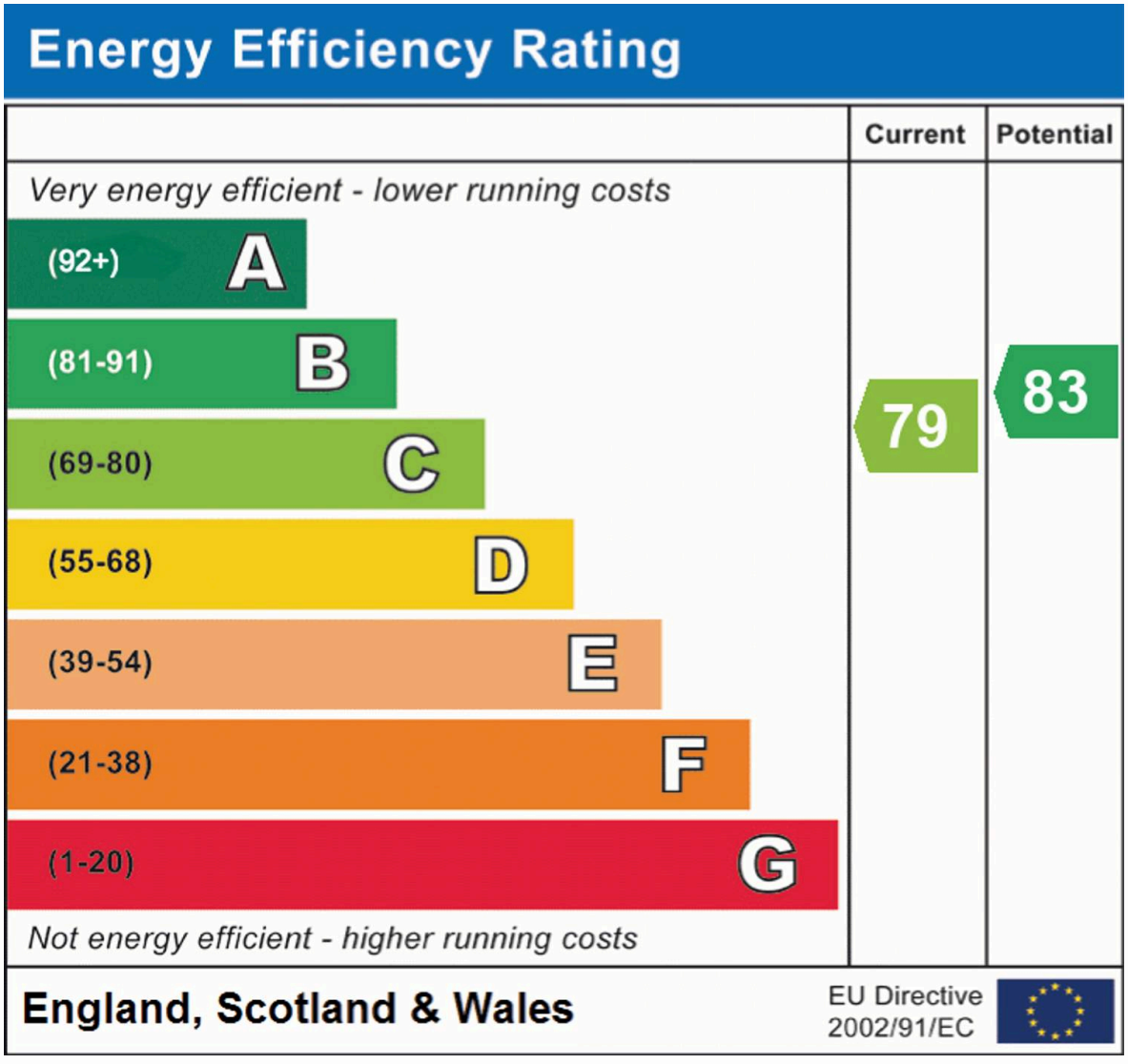
= Reduced headroom below 1.5m / 5'0



Second 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

Churchills Estate Agents, 72 High Street - WD23 3HE

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.