



Charming Edwardian residence with modern additions.

29 Grange Road, Bushey, Hertfordshire, WD23 2LQ

Freehold

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Highly regarded road • Off street parking • Flexible accomodation • Low maintenance garden • Excellent decorative order • Plantation shutters to most rooms

Local information

Bushey is a popular location with excellent local shopping facilities and schooling both private and state. There are convenient links to Central London via Bushey mainline station (fastest time Euston 19 mins), junction 5 M1 and Junction 19 M25. The Intu Shopping centre at Watford is approximately 2.4 miles.

About this property

29 Grange Road offers a beguiling blend of stylish Edwardian period charm and modern convenience with a lovely open kitchen, dining, family area forming an extension to the rear of the house. The house is presented in excellent decorative order and is beautifully located for most local amenities as well as being directly opposite a greensward.

The house has a charming entrance vestibule with window to front and a door to a substantial storage cupboard. There is an inner hallway with stairs to first floor. The sitting room located at the front of the house has a bay window with plantation shutters and a cast iron fireplace with tiled inserts and wooden surround with mirrored over mantle. Behind the sitting room is a large study with dual aspect windows. Double doors lead to a large open plan space with sliding patio doors framing panoramic views of the garden. The space is delineated into various areas with a bricked open fireplace providing the focal point for the first seating area. There is a larger informal seating

area under rooflight windows that lead to the kitchen which is fitted with a contrasting range of white and grey cabinets with stone work surface areas. The island unit has a ceramic hob with ceiling fitted extractor over. There are Siemens ovens and microwave, wine fridge, fridge, freezer and dishwasher. To the rear there is a dining area with sliding doors to both patio and garden. From the kitchen there is a door to a separate utility room and in turn to a ground floor shower room with door to garden.

The first floor offers master bedroom with fitted wardrobes, corner fireplace and a large ensuite bathroom with freestanding egg shell bath tub. Bedroom two has fitted wardrobes and window to rear. Bedroom three has cast iron fireplace. The family bathroom has shower cubicle and free standing claw foot bath. The top floor has a fourth bedroom, shower room and an office.

The rear garden is set up for ease of maintenance with flagstone paved patio, artificial grass lawn, wooden planters and an attractive summer house. There is a side pedestrian access to the front garden which has flagstone path, well stocked flower and shrub beds and hard standing to park several cars.

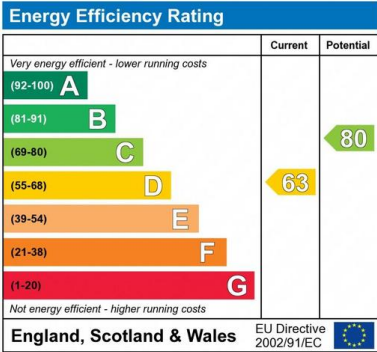
Tenure

Freehold





Approximate Area = 278.4 sq m / 2997 sq ft
Including Limited Use Area (17.2 sq m / 185 sq ft)
For identification only. Not to scale.
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