



**BENJAMIN
STEVENS.**
estate agents



Woodfield Rise, Bushey WD23 4QS

Offers In Excess Of £1,000,000

A bright and spacious THREE/FOUR BEDROOM, TWO BATHROOM, FOUR RECEPTION ROOM DETACHED FAMILY HOME situated in a sought after residential road in the heart of Bushey, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, Spacious Entrance Hall, Guest Cloakroom, Study, Living Room, Dining Room, Conservatory, Fully Fitted Kitchen/Breakfast Room, Utility Room, Bedroom One With En Suite Shower Room. Three Further Bedrooms, Family Bathroom, Secluded Rear Garden, Remainder Of Garage Approached Via Own Drive Way With Off Street Parking For Several Cars.

CHAIN FREE

Woodfield Rise, Bushey WD23 4QS

Exterior:



Living Room:



Entrance Hall:



Living Room:



Study:



Dining Room:



Woodfield Rise, Bushey WD23 4QS

Conservatory:



Bedroom One (Was Two Bedrooms)



Kitchen/Breakfast Room:



Bedroom One (Was Two Bedrooms)



Kitchen/Breakfast Room:



En Suite Shower Room:



Woodfield Rise, Bushey WD23 4QS

Bedroom Two:



Garden:



Bedroom Three:



Garden:



Family Bathroom:



Exterior Rear:



Woodfield Rise, Bushey WD23 4QS

Exterior Rear:



Tenure:

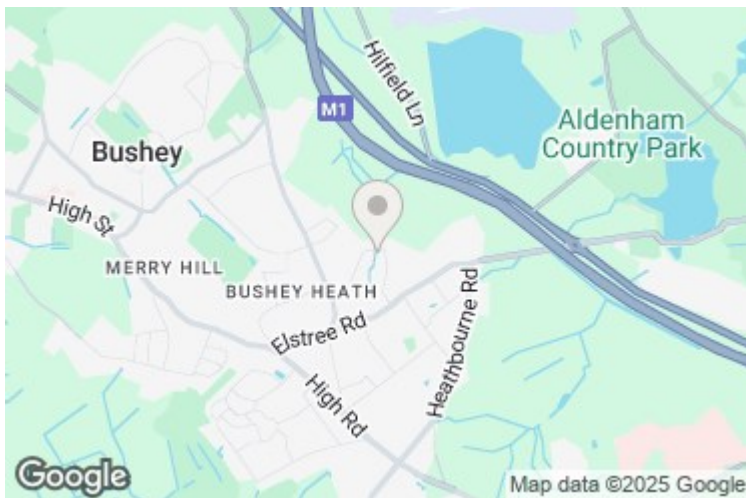
This is a freehold property.

Council Tax Band G £3,815 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



Woodfield Rise, Bushey, WD2

Approximate Area = 1729 sq ft / 160.6 sq m

Garage = 30 sq ft / 2.7 sq m

Total = 1759 sq ft / 163.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Benjamin Stevens. REF: 1356177

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	