



47 Plomley Place, Bushey, WD23 3FH

Guide price £530,000

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About the property

This charming two bedroom house based in Bushey is available to purchase chain free. The ground floor offers an entrance hall with a downstairs WC and an open plan living/kitchen area with access to an easy-to-maintain garden, offering a sociable and family friendly layout. On the first floor you will find two generous sized double bedrooms and a modern family bathroom. This home also benefits from allocated parking and a number of years remaining on the build warranty.

**Please note, the sellers currently own a 40% share of the property under the shared ownership scheme therefore there will be a staircasing element involved with the purchase. Ask agent for more details.*



- Cul de sac
- Downstairs WC

- Allocated parking
- Newly built in 2021

- Two bedrooms
- No upper chain



Floor 0



Floor 1

Approximate total area⁽¹⁾

69.69 m²
750.13 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Hertsmere Borough Council

Council Tax: D

Approximate floor area: 750 sq ft

Tenure: Freehold

Estate fee: TBC

Nearest Station: 2.2 miles to Bushey

Distance to Town Centre: 2.7 miles to Watford

Nearest Motorway: 2.3 miles to M1

Area Information

Despite being close to London and having Watford on its doorstep, Bushey retains its village atmosphere. Bushey station provides frequent trains into London in as little as 29 minutes, making it an ideal choice for commuters. Watford is just a short drive away and features a big shopping centre, large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

Bushey High Street includes a range of independent shops, pubs and restaurants including Zaza's which is a popular local Italian restaurant and St James which offers fine dining.

There are a selection of primary schools including Bournehall Primary School, secondary schools such as Queen's School & Bushey Meads, as well as independent school options.

Bushey also provides ample green space and leisure facilities. King George Recreation Ground is popular with families and Bushey Grove Leisure Centre with swimming pool, gym, indoor and outdoor sports facilities, has lots of local members.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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