



122b Aldenham Road, Bushey – WD23 2ET  
£1,250,000





This well presented 5 bedroom, 2 bathroom detached family home, built in the 1980s, offers generous and versatile living space in a sought after location close to local shops, schools, and excellent transport links including the M1 and A41. The property features a welcoming entrance hall with cloakroom, a bright living room with a bay window overlooking the rear garden, and a stylish 20ft kitchen/diner complete with integrated appliances and an island, complemented by a separate utility room. A timber built, double glazed conservatory with fitted blinds provides additional living space, alongside a study/playroom. Upstairs, the main bedroom benefits from an ensuite bathroom, accompanied by four further bedrooms and a modern family wet room. The property also has scope for a loft conversion, subject to local planning consents. Outside, the attractive well stocked west facing rear garden includes a lawn, patio area, and a timber shed converted into a power supplied office. The property also boasts an integral double garage with its own driveway, parking for up to four cars, a front lawn, and an electric vehicle charging point. Viewing is strongly recommended.



- A Well Presented Detached House
- 5 Bedrooms & 2 Bathrooms
- Stylish 20ft Kitchen/Diner With Integrated Appliances
- Living Room With Bay Window Overlooking Garden
- Main Bedroom With Fitted Wardrobes & En-suite Bathroom
- Family Wet Room
- Attractive Rear Garden With Home Office
- Garage & Driveway With Parking For Up To 4 Cars

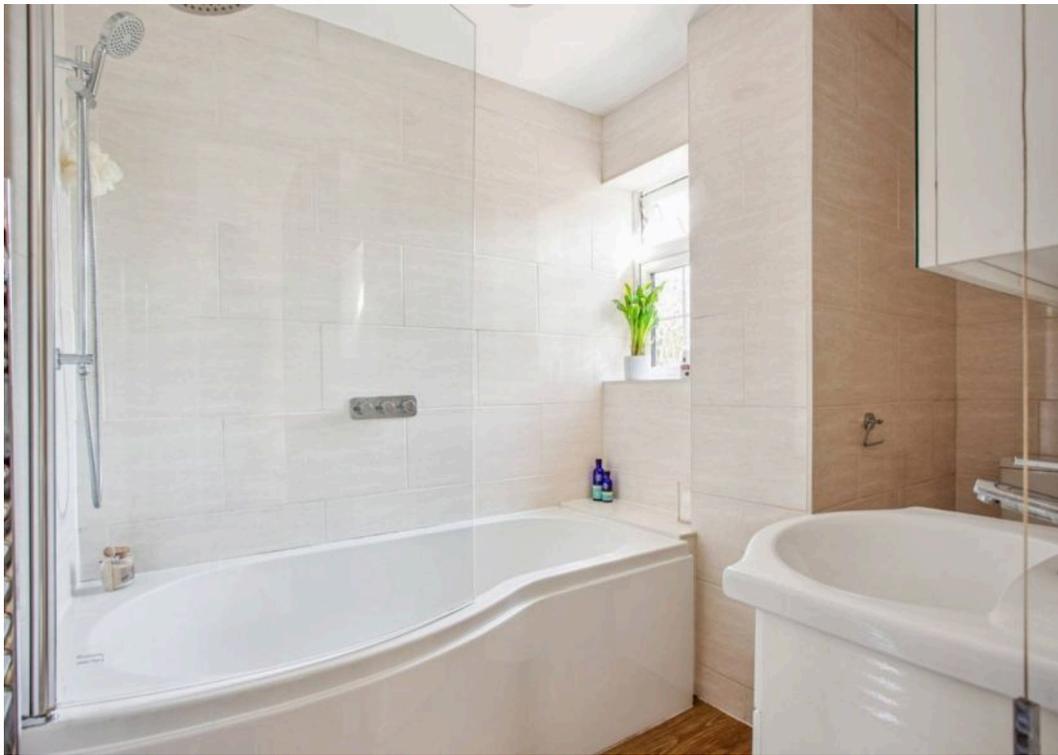
Council Tax band: G

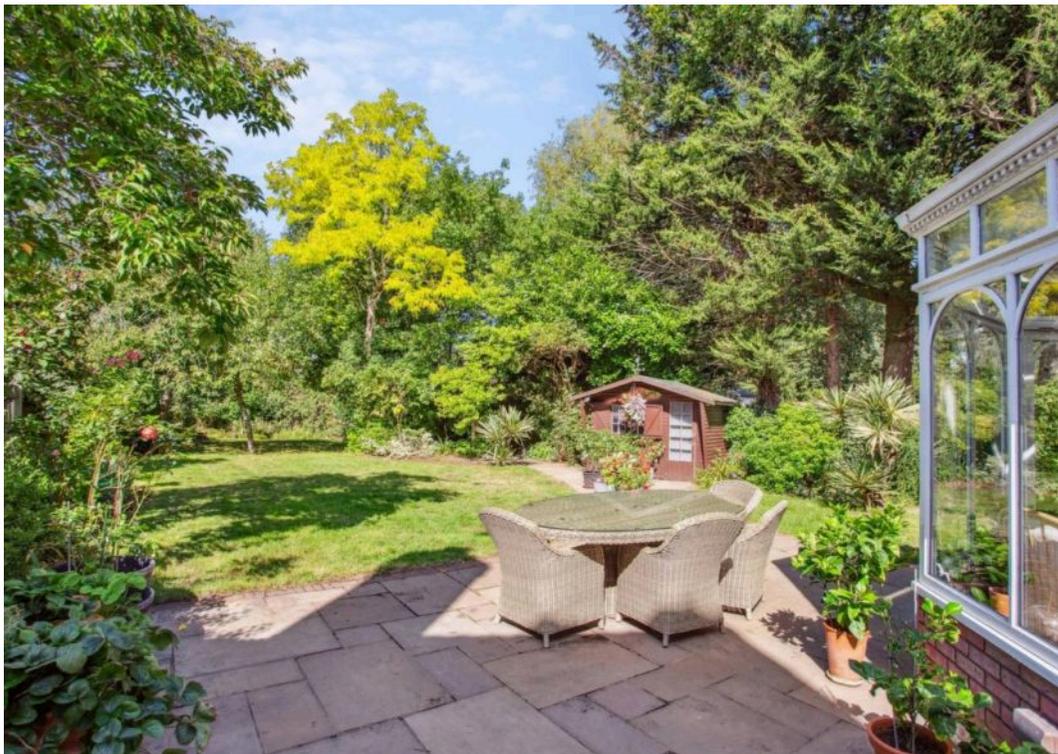
Tenure: Freehold

EPC Energy Efficiency Rating: D









# Aldenham Road

Approximate Gross Internal Area (Including Garage)

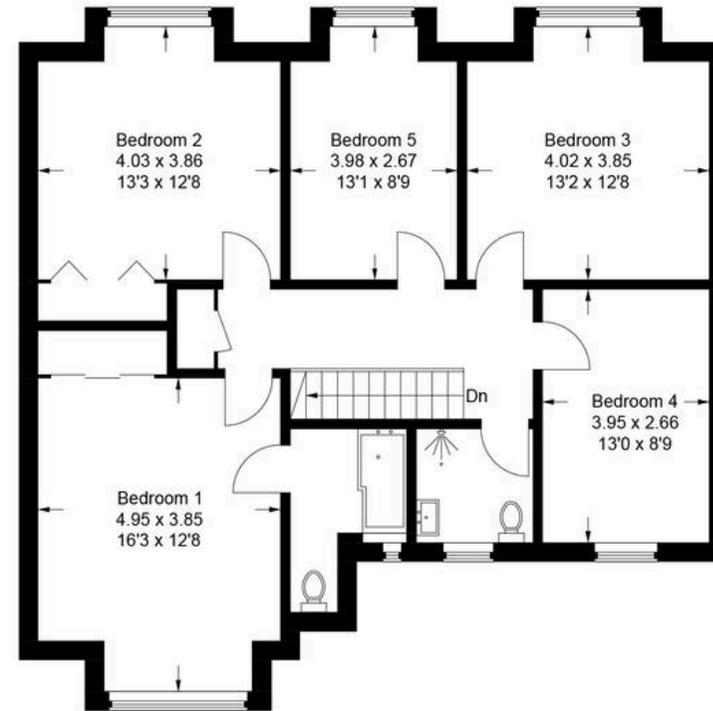
Ground Floor = 123.5 sq m / 1,329 sq ft

First Floor = 92.5 sq m / 996 sq ft

Total = 216.0 sq m / 2,325 sq ft



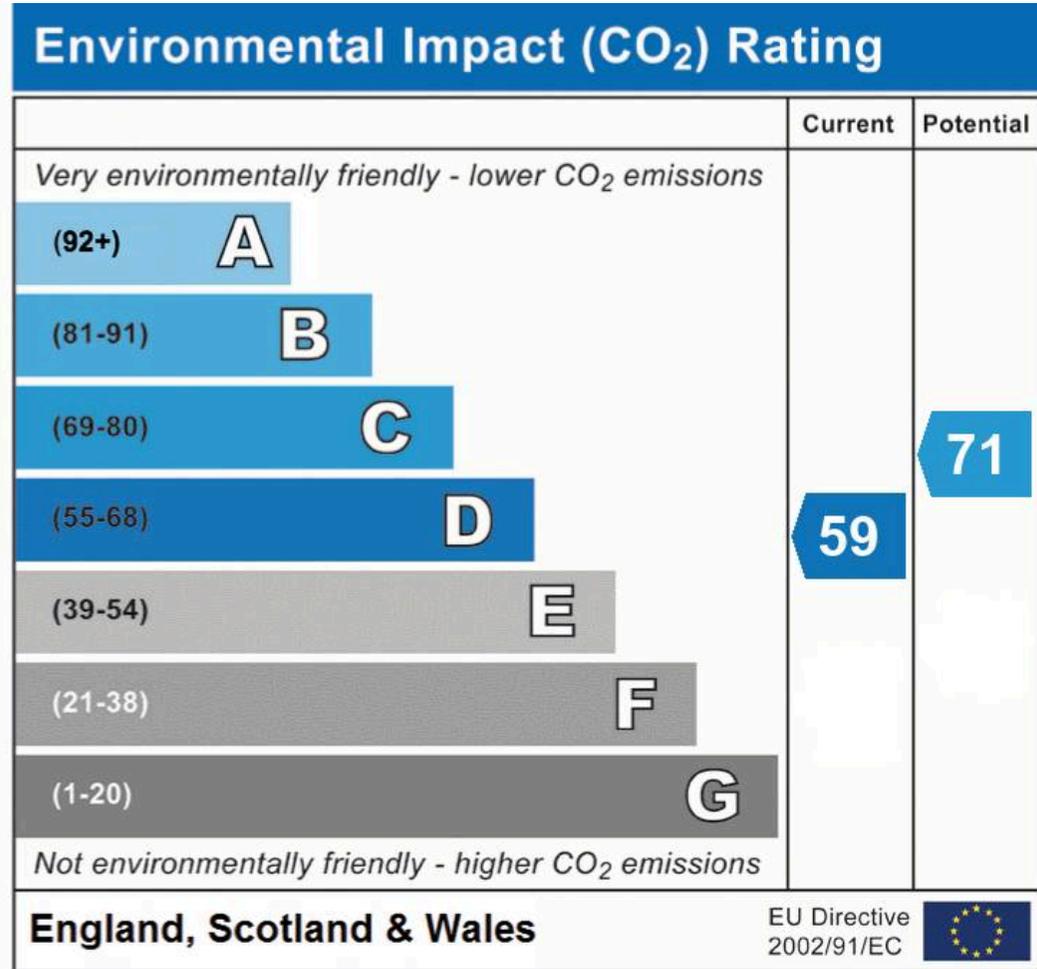
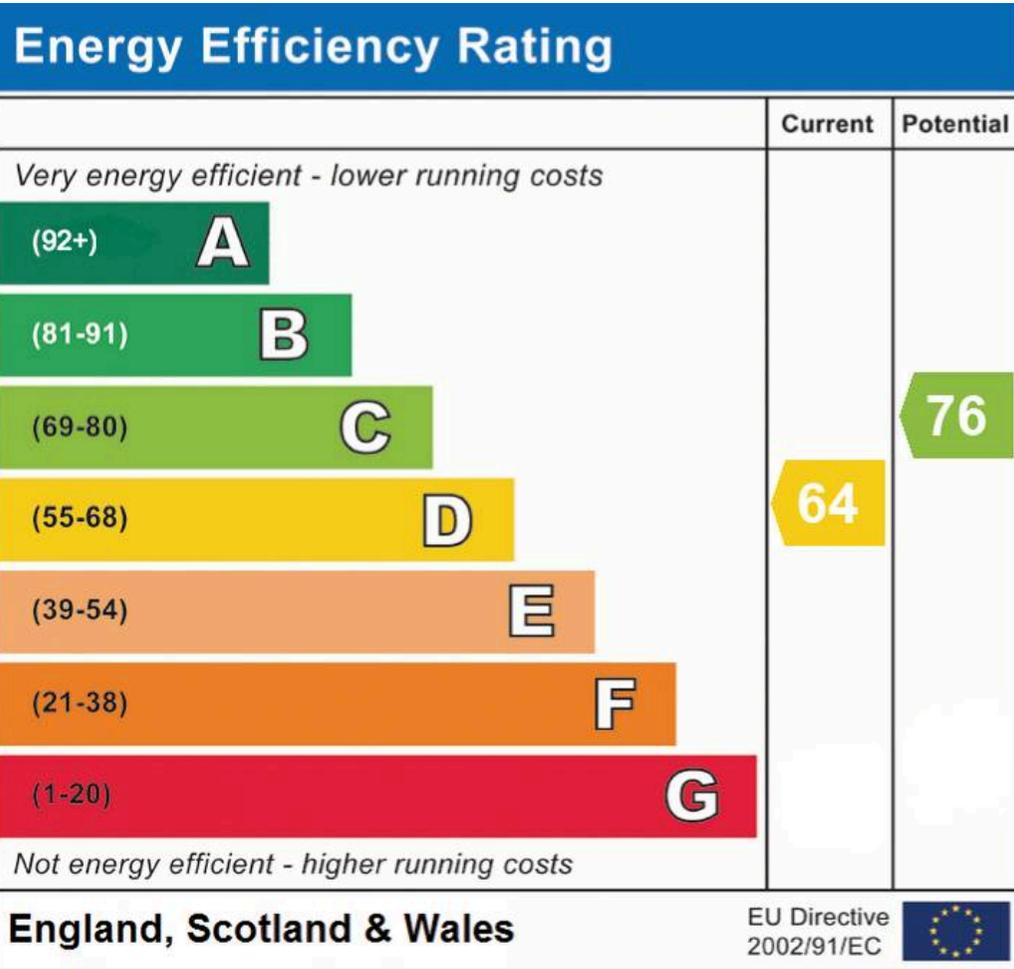
Ground Floor



First 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

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