



77 Melbourne Road, Bushey, WD23 3LZ  
£475,000



 ChurchillsBushey



This welcoming 1930s built, two bedroom end of terrace home offers comfortable and practical living in a convenient residential location. To the front, there is potential for off-street parking, while inside an entrance lobby leads through to a spacious living room, ideal for relaxing or entertaining. The dining room flows seamlessly into a fitted kitchen in an open-plan layout, creating a sociable heart of the home, complemented by a downstairs wet room. Upstairs, there are two well proportioned bedrooms and a family bathroom. The property benefits from gas central heating and double glazing throughout. To the rear, the garden is mainly laid to lawn and features a large outbuilding, offering excellent storage or potential for a home office or workshop. Well situated within walking distance of local shops and schools, this home combines comfortable living with everyday convenience.



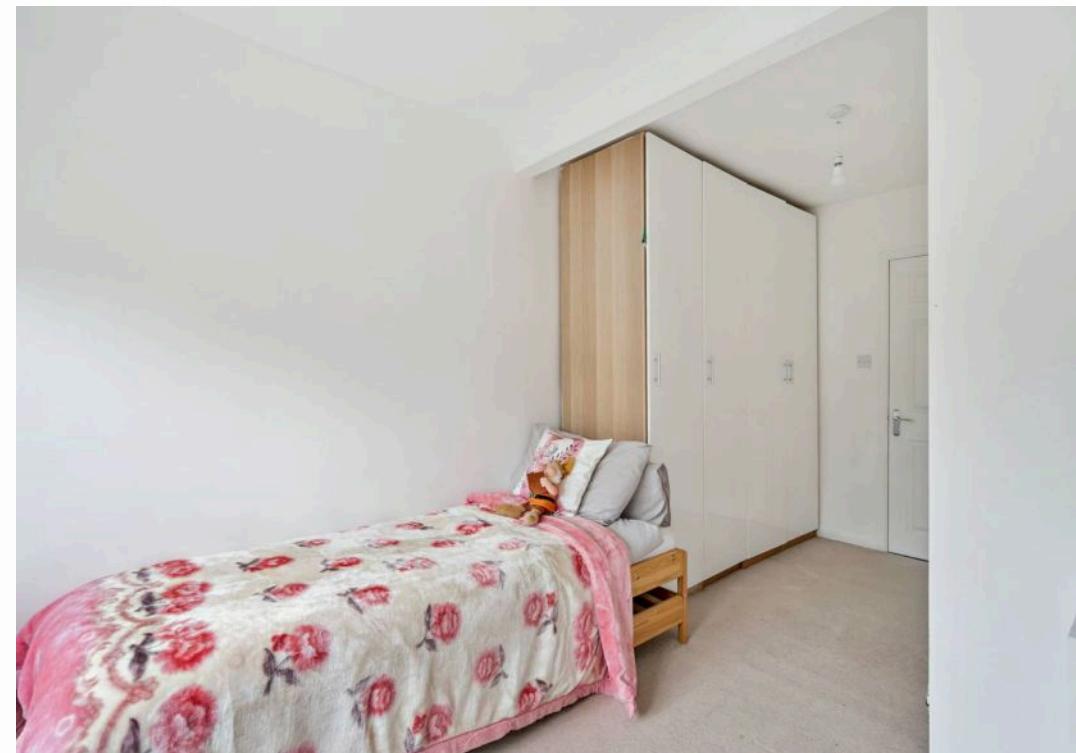
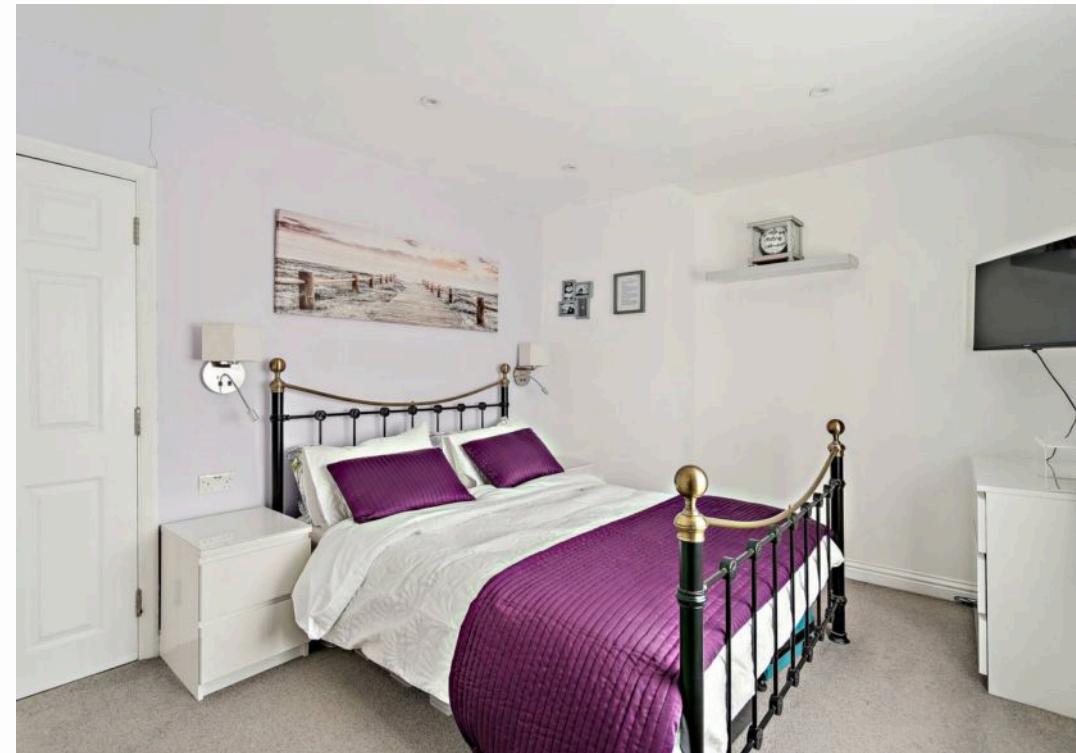
- A 1930s Two Bedroom End Of Terrace House
- Spacious Living Room
- Open Plan Living Room To Fitted Kitchen
- Downstairs Wet Room
- Large Garden With Spacious Outbuilding
- Potential For Off Street Parking
- Convenient Residential Location

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

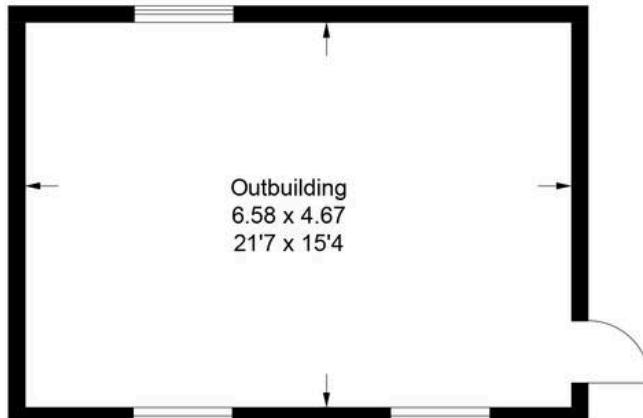




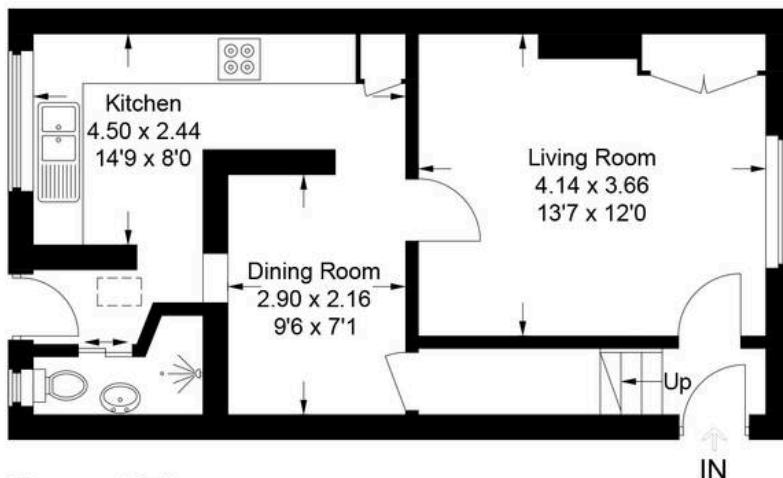


# Melbourne Road

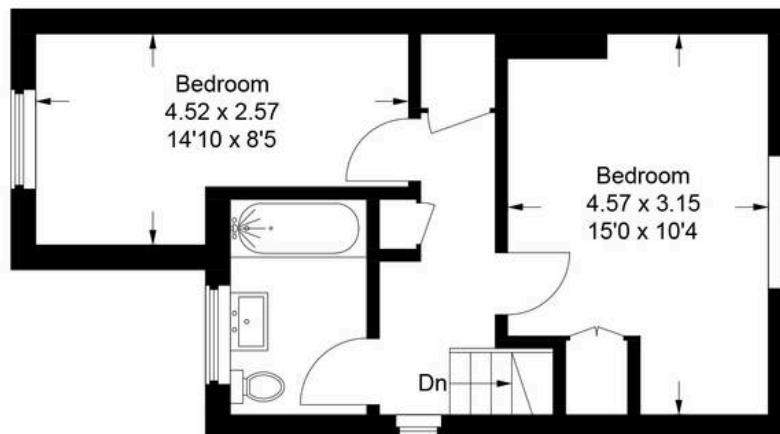
Approximate Gross Internal Area  
Ground Floor = 40.9 sq m / 440 sq ft  
First Floor = 35.9 sq m / 386 sq ft  
Outbuilding = 30.7 sq m / 330 sq ft  
Total = 107.5 sq m / 1,156 sq ft



(Not Shown In Actual Location / Orientation)



**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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