

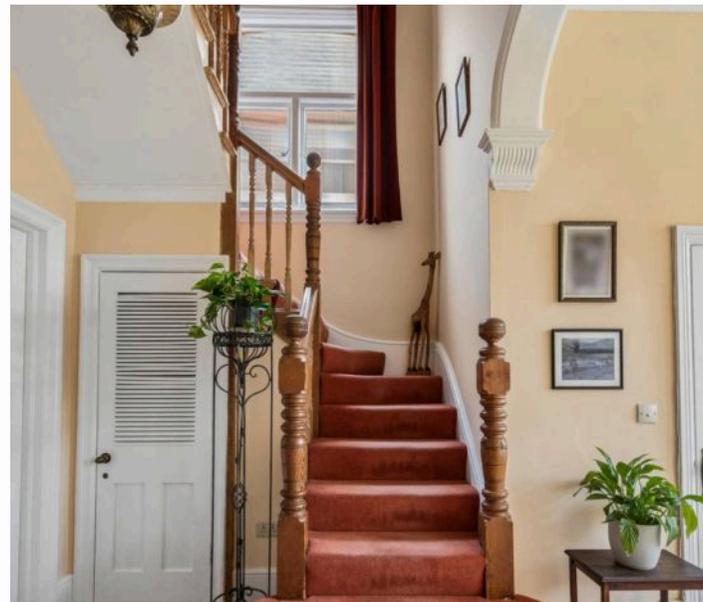


47 Kingsfield Road, Watford – WD19 4PP
£1,100,000

 ChurchillsBushey



Exceptional family home on highly sought after road Built in 1898 this charming 4 bedroom semi-detached family home is rich in character, period details and offers impressive space and versatility. The property, which sits on a substantial plot welcomes you with a stunning light entrance hallway, showcasing elegant banisters, original floorboards and a tiled entrance. High ceilings enhance the sense of space throughout, particularly in the large formal lounge, which features a working fireplace and flows seamlessly into a spacious conservatory which offers doors opening into the garden and direct access to the kitchen/breakfast room, creating an ideal layout for entertaining. The ground floor also benefits from a downstairs WC and an additional reception room - perfect as a play room or home office. Upstairs, the first floor continues to impress and provides four well proportioned bedrooms including a generous principal bedroom to the front complete with extensive fitted cupboards, along with a family bathroom. Outside, the east facing garden fills the property with beautiful morning light and boasts a patio area leading to a large lawn, offering excellent outdoor space for entertaining and children to play. A private driveway behind secure gates runs along the side of the house to a detached garage (with electrics) at the rear, with additional parking for one car at the front, adding practicality to this beautiful period home. The property is conveniently located within a 4 minute walk to Bushey Station as well as being in the catchment area for both local grammar schools.





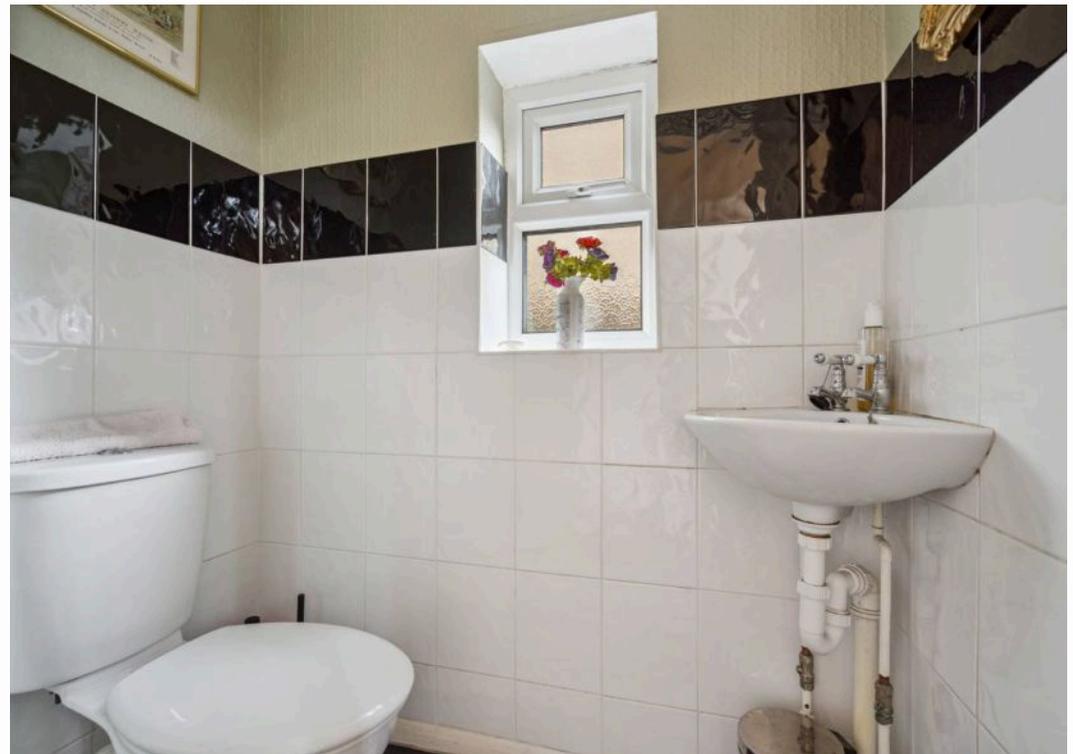
- Charming 4 Bedroom Semi Detached Home
- Rich In Character
- Two Reception Rooms
- Downstairs WC
- Spacious Conservatory
- Large family Garden
- Off street Parking
- Ideal Location
- 0.2 Miles to Bushey Station

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D









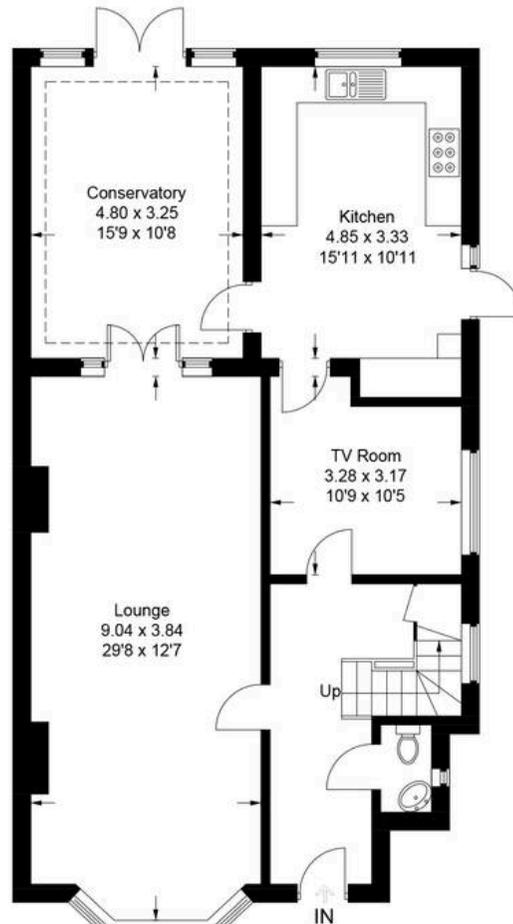


Kingsfield Road

Approximate Gross Internal Area
Ground Floor = 97.1 sq m / 1,045 sq ft
First Floor = 75.2 sq m / 809 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 184.9 sq m / 1,990 sq ft



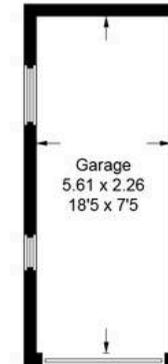
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



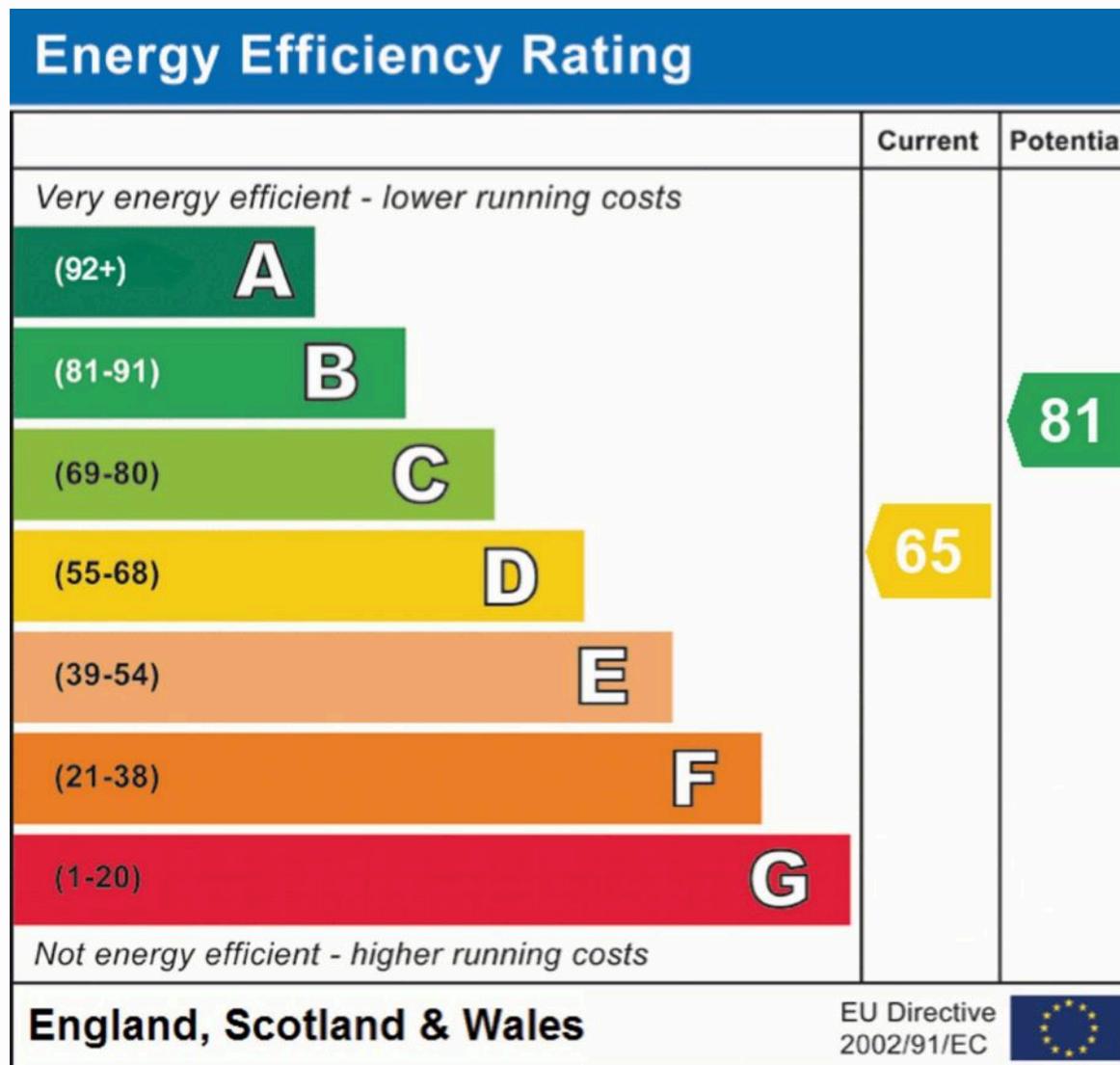
First Floor



(Not Shown In Actual Location / Orientation)

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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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.