



49 Bournehall Avenue, Bushey, WD23 3AU

Price £780,000 Freehold

3  2 

 **Churchills**Bushey



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49 Bournehall Avenue, Bushey, Hertfordshire, WD23 3AU

- An Extended 3 Bed 2 Bath Detached Home
- 2 Reception Rooms
- Open Plan Kitchen/ Dining Room
- Downstairs Shower Room
- Landscaped Garden
- Garden Office
- Off Street Parking
- Energy Rating: D

AN EXTENDED 3 BEDROOM 2 BATHROOM DETACHED HOUSE,
ENTRANCE PORCH, ENTRANCE HALL,
LIVING ROOM, PLAY ROOM,
OPEN PLAN FULLY INTEGRATED KITCHEN/ DINING ROOM,
DOWNSTAIRS SHOWER ROOM,
3 BEDROOMS, FAMILY BATHROOM,
GAS CENTRAL HEATING, DOUBLE GLAZING,
LANDSCAPED REAR GARDEN,
GARDEN ROOM/ OFFICE,
OFF STREET PARKING TO THE FRONT FOR 2 CARS,
SOUGHT AFTER LOCATION CLOSE TO LOCAL SCHOOLS,
RESTAURANTS AND SHOPS









ENTRANCE PORCH

Door to front aspect, double glazed window to front and side aspect

ENTRANCE HALL

Glazed window to the front, 2 storage cupboard one housing plumbing for washing machine and space for tumble dryer, staircase to the first floor with cupboard under, wood flooring

LIVING ROOM 20'7" (6.27m) x 15'5" (4.7m)

Double glazed window to rear, 2 sets of double glazed patio doors leading on to the garden, feature fire place, wood flooring, sliding doors to play room

KITCHEN/ DINING ROOM 20'4" (6.2m) x 20'4" (6.2m) Max

Open plan kitchen and dining are. L shaped room with double glazed window to front bay with fitted shutters, additional double glazed window with fitted shutters, skylight window, doors to play room, fitted kitchen comprising of wall and base units with work surfaces, integrated sink with drainer and mixer tap, integrated Bosch induction hob with extractor hood over, integrated eye level electric double oven & microwave, integrated dishwasher and fridge/freezer, inset spotlights, space for dining table

PLAYROOM 12'2" (3.71m) x 9'2" (2.79m)

Double glazed patio doors leading on to the garden, lantern style roof

SHOWER ROOM

Double glazed window to the side aspect, shower cubicle, low flush wc, wash hand basin, chrome heated hand towel rail, part tiled walls, tiled floor, inset spotlights, extractor fan

FIRST FLOOR LANDING

Double glazed window to the side, access to the loft

BEDROOM 1 14'5" (4.39m) x 9'10" (3m)

Double glazed bay window to the front, fitted wardrobes

BEDROOM 2 12'2" (3.71m) x 9'2" (2.79m)

Double glazed window to the rear, wall mounted gas fired central heating boiler

BEDROOM 3 8'2" (2.49m) x 6'1" (1.85m)

Double glazed window to the rear

BATHROOM

Fully tiled, double glazed window to the front and side, bath with central mixer taps, low flush wc, wash hand basin with pedestal, fitted mirror, heated towel rail, mirrored wall cabinets

OUTSIDE

REAR GARDEN

Landscaped rear garden, paved patio area, lawn, shrubs, trees, storage shed, outside light and tap, gated side access

GARDEN ROOM/ OFFICE 17'1" (5.21m) x 8'6" (2.59m)

Ideal office space, double glazed windows to the front and side, double glazed patio doors, light and power, under floor heating, inset spotlights

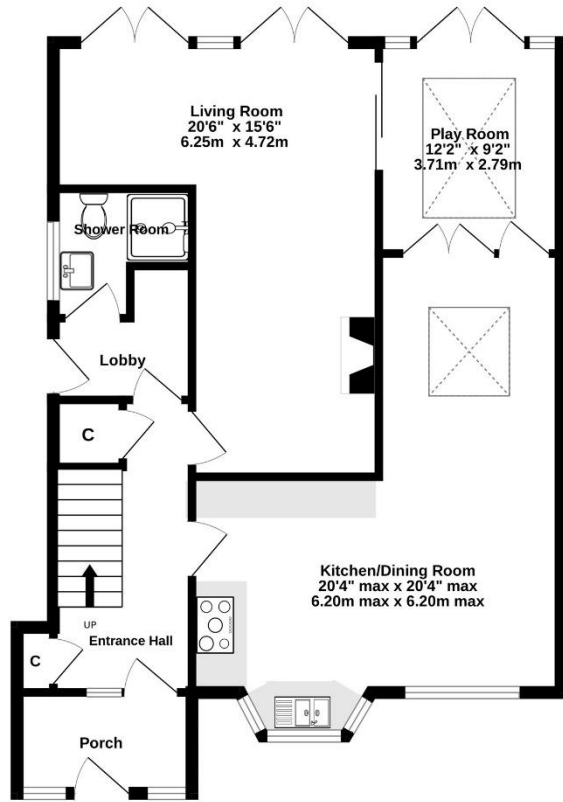
OFF STREET PARKING

Block paved driveway to the front of the property for two cars

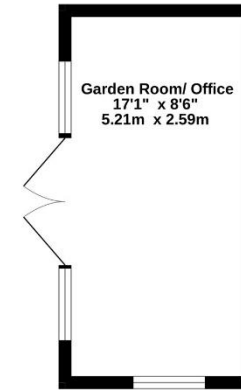
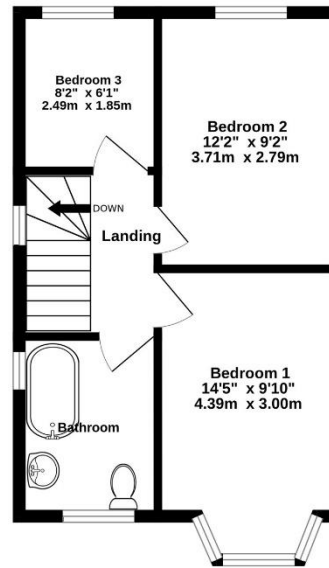
COUNCIL TAX

Hertsmere Borough Council Tax Band F £3095.78 2024/2025

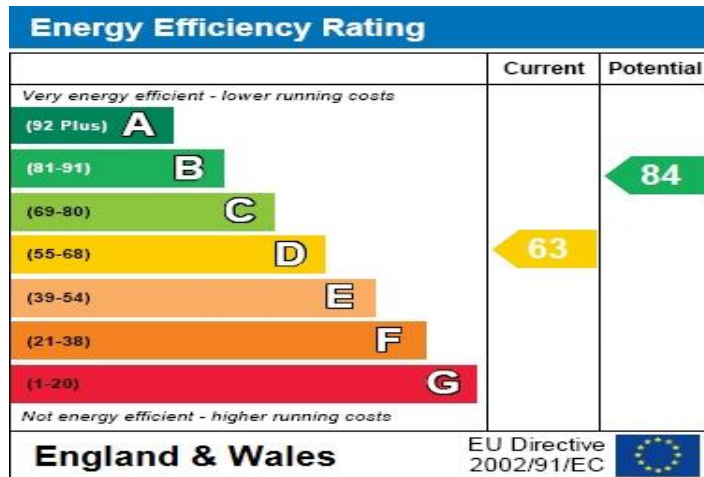
Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice:

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, and 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.

