



43 Oundle Avenue, Bushey, WD23 4QG

Price £549,995 Freehold

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 ChurchillsBushey



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43 Oundle Avenue, Bushey, Hertfordshire, WD23 4QG

- A 2/3 Bed Semi Detached Bungalow
- In Need Of Complete Modernisation
- Loft Room
- Potential For Annexe
- Off Street Parking
- Sought After Location
- No Upper Chain
- Energy Rating: D

AN EXTENDED 2/3 BEDROOM SEMI DETACHED BUNGALOW, IN NEED OF COMPLETE MODERNISATION, ENTRANCE HALL, LIVING ROOM, KITCHEN/ BREAKFAST ROOM, 2 BEDROOMS, WET ROOM, CONSERVATORY, LOFT ROOM, 3 ADDITIONAL ROOMS ON GROUND FLOOR, WITH POTENTIAL FOR AN ANNEXE, DOUBLE GLAZING, GAS CENTRAL HEATING, REAR GARDEN, OFF STREET PARKING TO THE FRONT, SOUGHT AFTER RESIDENTIAL LOCATION, OFFERED FOR SALE WITH NO UPPER CHAIN







ENTRANCE HALL

Laminate wood flooring, cupboard housing gas fired central heating boiler (Vaillant)

WET ROOM

Shower, low flush wc, wash hand basin with pedestal, mirrored wall cabinet, extractor fan, double glazed window to the side

LIVING ROOM 18'2" (5.54m) x 12'3" (3.73m)

Double glazed windows to the front bay

KITCHEN 10'0" (3.05m) x 9'0" (2.74m)

Range of wall and base units, working surfaces, stainless steel sink unit with mixer tap, eye level double oven, built in ceramic hob with extractor hood over, breakfast bar

DINING ROOM 9'9" (2.97m) x 9'8" (2.95m)

Double glazed patio doors leading on to the garden, double glazed window to the side, skylight window

BEDROOM 1 12'8" (3.86m) x 11'10" (3.61m)

Double glazed window to the front, fitted wardrobe cupboards and bedside tables

BEDROOM 2 10'2" (3.1m) x 9'8" (2.95m)

Staircase to loft room, open plan to conservatory

CONSERVATORY 9'10" (3m) x 6'9" (2.06m)

Double glazed patio doors leading on the garden

LOFT ROOM 15'0" (4.57m) x 11'3" (3.43m)

Velux windows, eaves storage

INNER LOBBY

Door to sideway, door to rear garden, door to 3 additional rooms (providing annexe potential)

ROOM 1 11'2" (3.4m) x 9'0" (2.74m)

Double glazed window to the side, door to

ROOM 2/ SHOWER ROOM

With no fittings

ROOM 3 10'7" (3.23m) x 9'1" (2.77m)

Double glazed windows and patio doors leading on to the garden

OUTSIDE

REAR GARDEN

Patio area, decked area, lawn, borders, trees., outside light, timber garden shed

OFF STREET PARKING

To the front of the property

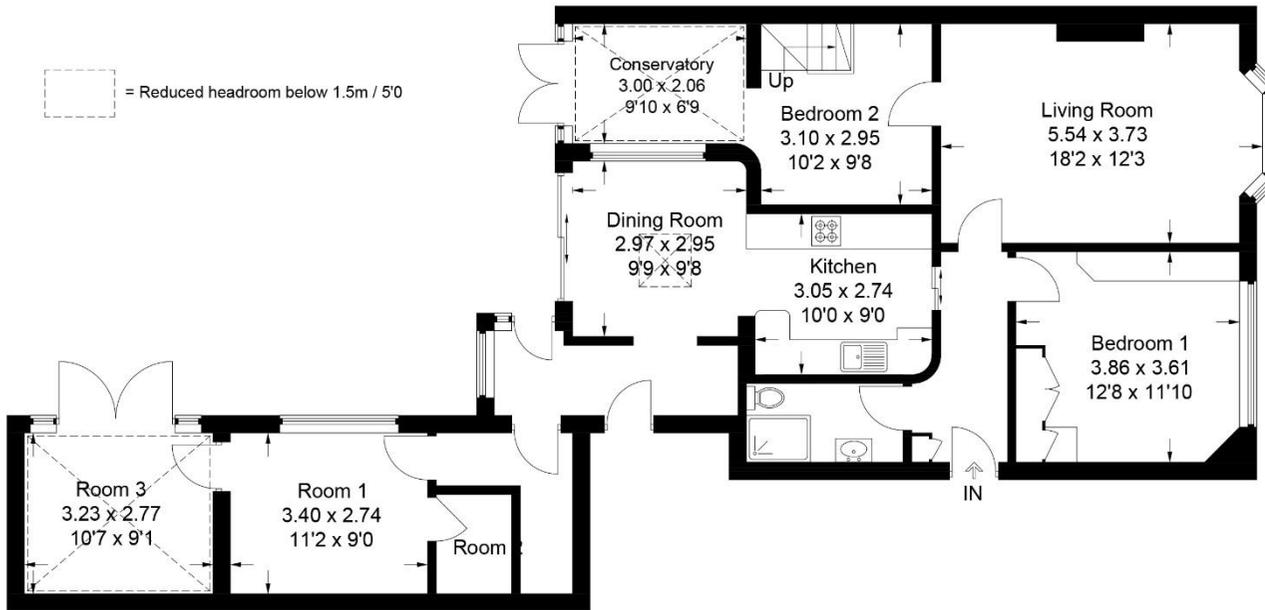
COUNCIL TAX

Hertsmere Borough Council, Tax Band D, £2143.23 2024/2025

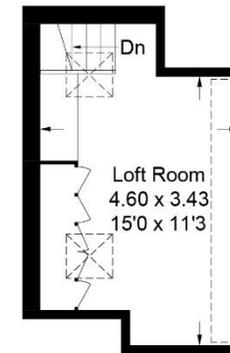
Approximate Gross Internal Area
 Ground Floor = 114.1 sq m / 1,228 sq ft
 First Floor = 16.7 sq m / 180 sq ft
 Total = 130.8 sq m / 1,408 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

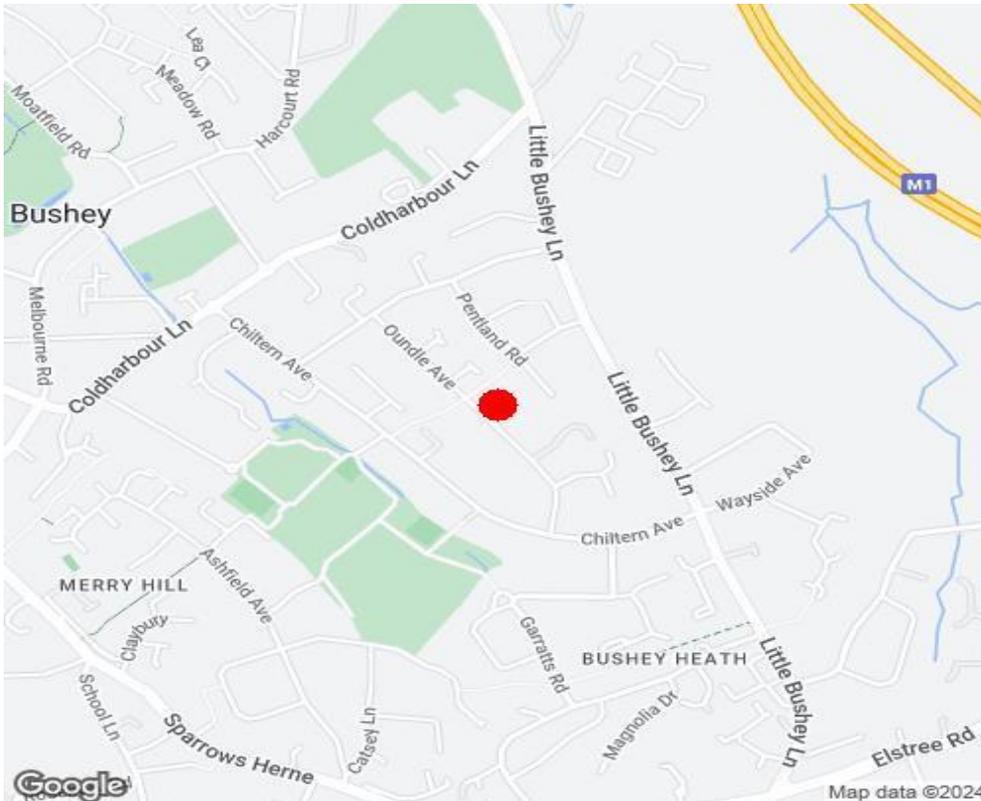
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.