



12 Wayside Avenue, Bushey Heath, WD23 4SQ

Price £735,000 Freehold

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 ChurchillsBushey



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12 Wayside Avenue, Bushey Heath, Bushey,
Hertfordshire, WD23 4SQ

- An Extended 3 Bed Semi
- Open Plan Living Accommodation
- Utility Room/ Cloakroom
- Double Glazed Conservatory
- Good Size Rear Garden
- Garage & Off Street Parking
- Sought After Location
- Energy Rating: D

AN EXTENDED 3 BEDROOM SEMI DETACHED HOUSE
ENTRANCE HALL, UTILITY ROOM/ CLOAKROOM,
OPEN PLAN LIVING ACCOMMODATION,
COMPRISING OF LIVING ROOM, DINING ROOM & KITCHEN,
DOUBLE GLAZED CONSERVATORY,
3 BEDROOMS ALL WITH FITTED WARDROBES, BATHROOM,
GAS CENTRAL HEATING, DOUBLE GLAZING,
GOOD SIZE FAMILY GARDEN TO REAR,
LARGE GARAGE, OFF STREET PARKING TO FRONT,
SOUGHT AFTER RESIDENTIAL LOCATION OF BUSHEY HEATH







ENTRANCE HALL

Double glazed window and additional stained glass window to the side, wood flooring, dado rail, storage cupboard, staircase to first floor

UTILITY ROOM/ CLOAKROOM

Fully tiled. Double glazed window to the front, low flush wc, wash hand basin with pedestal, chrome ladder radiator, working surfaces, plumbing for washing machine, space for tumble dryer

LIVING ROOM 16'9" (5.11m) x 11'6" (3.51m)

Double glazed leaded light window window to the front bay, wood flooring, modern fitted electric fire, wall lights, open plan to

DINING ROOM 12'4" (3.76m) x 9'10" (3m)

Double glazed leaded light windows to rear, double glazed doors leading on to the conservatory, wood flooring, open plan to

KITCHEN 12'4" (3.76m) x 10'10" (3.3m)

Range of wall and base units, working surfaces incorporating breakfast bar, stainless steel circular sink unit with drainer and mixer tap, built in eye level double oven, 5 ring gas hob with extractor chimney hood over, built in under counter fridge and dishwasher, cupboard housing wall mounted gas fired central heating boiler, vinyl floor, double glazed leaded light window to the rear, double glazed door leading on to the garage

CONSERVATORY 19'8" (5.99m) x 12'1" (3.68m)

Double glazed conservatory with patio doors leading on to the garden, vinyl flooring, log burner, ceiling fan

FIRST FLOOR LANDING

Double glazed leaded light window to the front, dado rail, access to loft via pull down ladder

BEDROOM 1 11'10" (3.61m) x 11'6" (3.51m)

Double glazed leaded light window to the front, range of fitted furniture with bed recess including wardrobes, bedside tables, chest of drawers and dressing table

BEDROOM 2 14'0" (4.27m) x 10'5" (3.18m)

Double glazed leaded light window to the rear, range of fitted furniture with bed recess including wardrobes, bedside tables, chest of drawers and dressing table, ceiling fan

BEDROOM 3 11'2" (3.4m) x 10'6" (3.2m)

Double glazed leaded light window to the rear, fitted wardrobes with bed recess

BATHROOM

Panelled bath with hand held Victorian style shower attachment, independent shower cubicle, vanity unit incorporating wash hand basin and cupboards under, low flush wc, recess shelving, chrome ladder radiator, tiled walls, vinyl flooring, leaded light double glazed windows to the side

OUTSIDE

REAR GARDEN

Good size family garden with large paved patio area with steps leading down to lawn area, gazebo, garden store with light and power, timber shed, outside light and tap

GARAGE 45'11" (14m) x 10'2" (3.1m)

Double length garage with remote controlled roller door to the front, light and power, gated access to the garden at rear

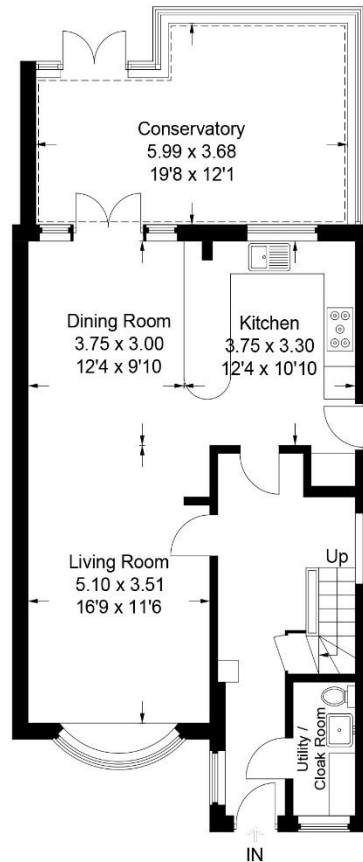
OFF STREET PARKING

Via block paved parking to the front

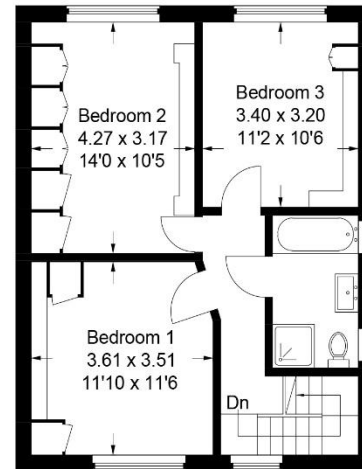
COUNCIL TAX

Hertsmere Borough Council Tax Band F

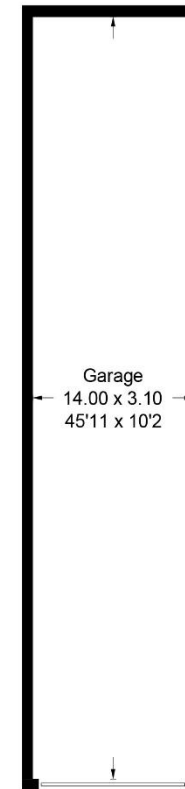
Approximate Gross Internal Area
 Ground Floor = 81.9 sq m / 881 sq ft
 First Floor = 50.1 sq m / 539 sq ft
 Garage = 43.6 sq m / 469 sq ft
 Total = 175.6 sq m / 1,889 sq ft



Ground Floor



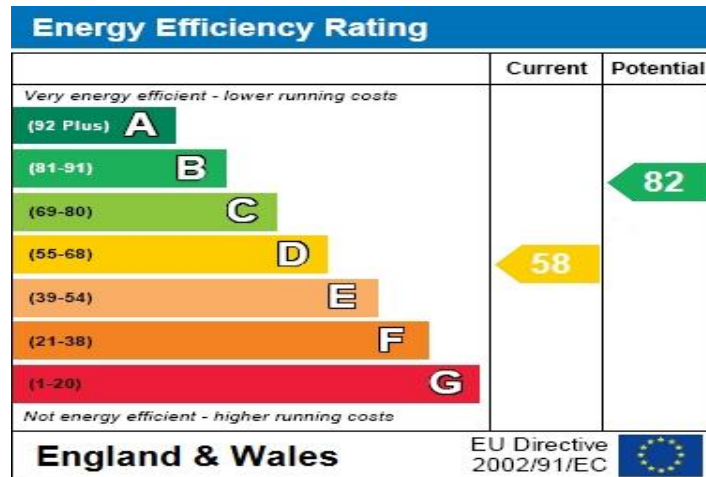
First Floor



(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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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.

