



24 Bournehall Avenue, Bushey, WD23 3AY

Price £750,000 Freehold

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 **Churchills**Bushey



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24 Bournehall Avenue, Bushey, WD23 3AY

- Extended 3 Bed Detached House
- In Need Of General Modernisation
- 30ft Open Plan Living/ Dining Room
- Kitchen & Utility
- Good Size Rear Garden
- Garage With Own Drive
- Convenient Location
- Energy Rating: E

AN EXTENDED 3 BEDROOM DETACHED HOUSE, IN NEED OF GENERAL MODERNISATION, ENTRANCE PORCH, ENTRANCE HALL, FRONT RECEPTION ROOM, 30FT OPEN PLAN LIVING ROOM/ DINING ROOM, KITCHEN, UTILITY ROOM, CLOAKROOM, 3 BEDROOMS, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, APPROX 90FT REAR GARDEN, GARAGE & OFF STREET PARKING TO THE FRONT CONVENIENT RESIDENTIAL LOCATION, WITHIN MINUTES WALK OF BUSHEY HIGH STREET







ENTRANCE PORCH

Tiled floor, double glazed window to the side

ENTRANCE HALL

Wood flooring, double glazed window to the side, staircase to the first floor

FRONT RECEPTION ROOM 11'6" (3.51m) Into Bay x 12'0" (3.66m)

Double glazed window to the front bay, wood flooring, fireplace feature, inset spotlights

LIVING ROOM 17'9" (5.41m) x 11'0" (3.35m)

Open plan to dining room with wood flooring, double glazed window to the front, wall lights, double glazed sliding patio doors leading on to the garden

DINING ROOM 11'9" (3.58m) x 12'0" (3.66m)

Open plan to living room with wood flooring, double glazed window to the side bay, inset spot lights, storage cupboard

KITCHEN 11'9" (3.58m) x 8'0" (2.44m)

Range of wall and base units with working surfaces, 1 1/2 bowl stainless steel sink unit with mixer tap and drainer, built in double oven and microwave, built in gas hob with chimney cooker hood over, built in fridge freezer, plumbing for dishwasher, cupboard housing gas fired central heating boiler, tiled floor, inset spotlights, double glazed window to the rear and double glazed door leading on to the garden

UTILITY ROOM

Tiled floor, plumbing for washing machine, double glazed window to the side

CLOAKROOM

Double glazed window to the rear, low flush wc, wash hand basin, tiled floor

FIRST FLOOR LANDING

Access to the loft, double glazed window to the side

BEDROOM 1 12'0" (3.66m) x 10'5" (3.18m)

Double glazed window to the front, fitted wardrobe cupboards, inset spotlights

BEDROOM 2 12'0" (3.66m) x 8'6" (2.59m)

Double glazed window to the rear, wooden floor, inset spotlights

BEDROOM 3 9'2" (2.79m) x 8'6" (2.59m)

Double glazed window to the side, airing cupboard, wooden floor

BATHROOM

Built in bath, wash hand basin, mirrored wall cabinet, low flush wc, chrome ladder radiator, tiled walls, double glazed window to the side

OUTSIDE

REAR GARDEN

Good size rear garden with paved patio area, lawn, borders and trees, side access

GARAGE

With up and over door to the front

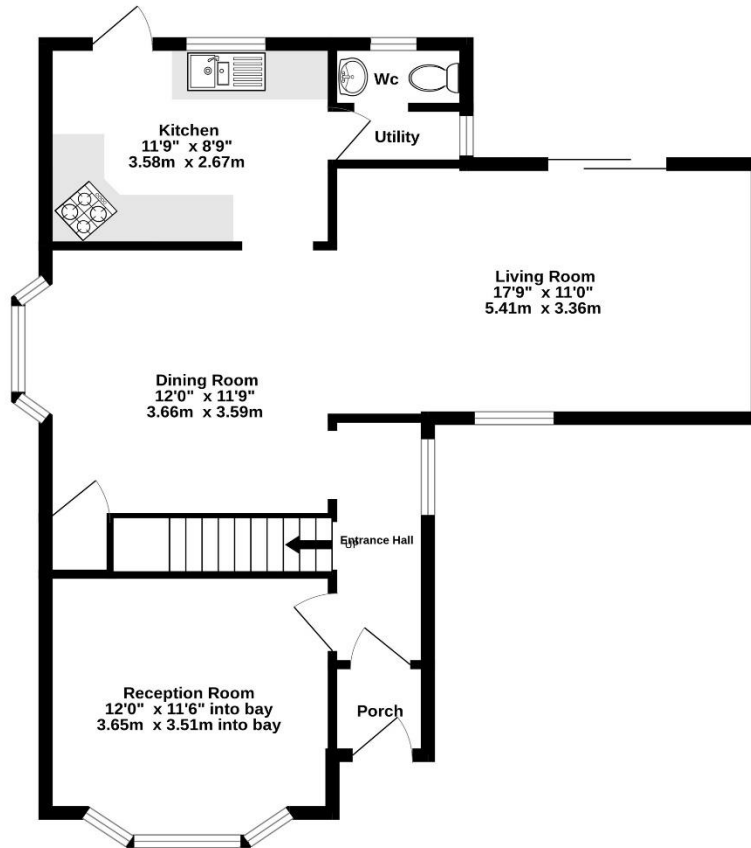
OFF STREET PARKING

Blocked paved driveway to the front of the property

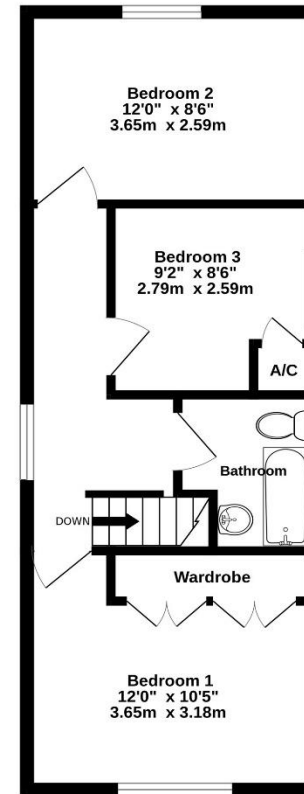
COUNCIL TAX

Hertsmere Borough Council, Tax Band G

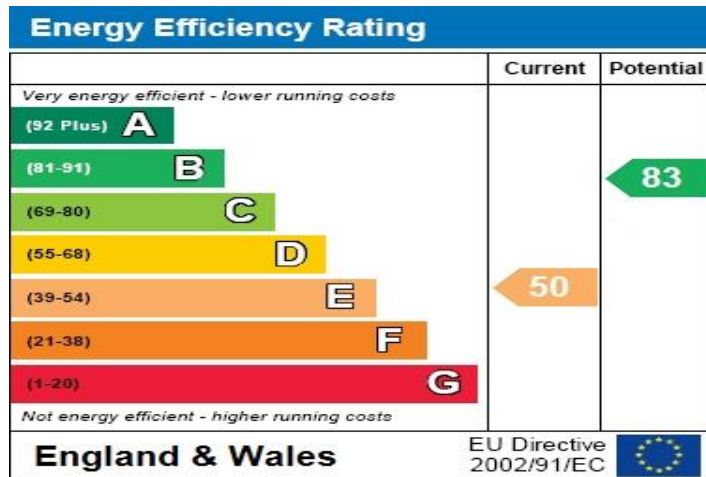
Ground Floor



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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Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

property@churchillsbushey.co.uk

<https://www.churchillsbushey.co.uk>

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.

