



169 Ashfield Avenue, Bushey, WD23 4TB

Price £460,000 Freehold

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 ChurchillsBushey



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169 Ashfield Avenue, Bushey, Hertfordshire, WD23 4TB

- A 2 Double Bed 2 Bath Terrace
- 1980s Timber Framed House
- Modern Fully Fitted Kitchen
- Amtico Flooring in Kitchen & Bathroom
- South East Facing Rear Garden
- Insulated Home Office
- Walking Distance of Bushey High Street
- Energy Rating: C

A MODERN 2 BEDROOM 2 BATHROOM TERRACE HOUSE IMMACULATEDLY PRESENTED THROUGHOUT, ENTRANCE HALL, 17FT LIVING ROOM, FULLY FITTED KITCHEN/ BREAKFAST ROOM, GROUND FLOOR SHOWER ROOM, TWO DOUBLE BEDROOMS, MODERN BATHROOM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, WELL MAINTAINED SOUTH EAST FACING GARDEN, WITH HOME OFFICE TO THE REAR, CONVENIENTLY SITUATED CLOSE TO ALL LOCAL AMENITIES, WITHIN WALKING DISTANCE OF BUSHEY HIGH STREET







ENTRANCE HALL

Staircase to the first floor with cupboard under, archway to

LIVING ROOM 17'0" (5.18m) x 10'5" (3.18m)

Double glazed windows to the rear aspect, double glazed patio doors leading on to the garden, attractive fireplace feature with Portuguese stone surround and fitted electric fire

FITTED KITCHEN/ BREAKFAST ROOM 13'11" (4.24m) x 7'9" (2.36m)

Range of modern wall and base units, working surfaces, Franke sink unit with drainer, Built in Neff oven, Bosch gas hob with extractor hood over, microwave, Hotpoint fridge/ freezer, Bosch dishwasher and Bosch washing machine. Space for breakfast table, Amtico flooring, double glazed windows to the rear aspect, double glazed casement door leading on to the garden

GROUND FLOOR SHOWER ROOM

Fully tiled. Large shower cubicle, back to wall wc, wash hand basin, fitted wall mirror with feature lighting, storage cupboard, inset spotlights, extractor fan, double glazed window to the front aspect

FIRST FLOOR LANDING

Double glazed window to the front aspect, access to the loft, airing cupboard housing lagged hot water cylinder and wall mounted gas fired central heating boiler (Potterton Suprima)

BEDROOM 1 17'1" (5.21m) x 8'9" (2.67m)

Double glazed window to the rear aspect, selection of fitted wardrobe cupboards, dressing table, chest of drawers & bedside tables, bed recess

BEDROOM 2 15'1" (4.6m) x 9'4" (2.84m)

Double glazed window to the rear aspect, wardrobe cupboard

MODERN BATHROOM

Panelled bath, tiled walls with recess glass shelving, fitted furniture incorporating back to wall wc, wash hand basin and cupboards, large fitted wall mirror, independent shower cubicle, chrome ladder radiator, inset spotlights, extractor fan, Amtico flooring

OUTSIDE

REAR GARDEN

Well maintained south facing rear garden. Paved patio area with steps up to lawn area with borders, gravelled patio area to rear, outside tap

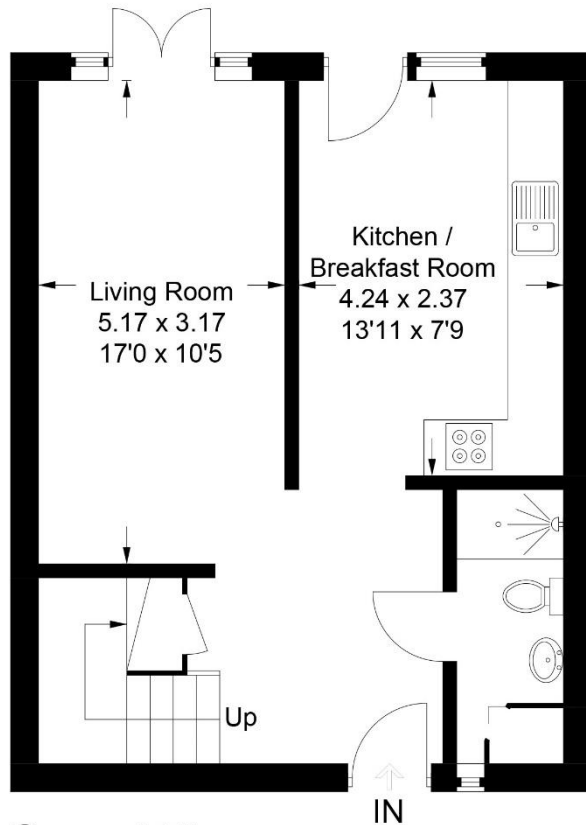
HOME OFFICE 7'7" (2.31m) x 6'11" (2.11m)

To the rear of the garden. Fully insulated with laminate wood flooring, light and power, double glazed casement doors to the front, double glazed window to the side aspect

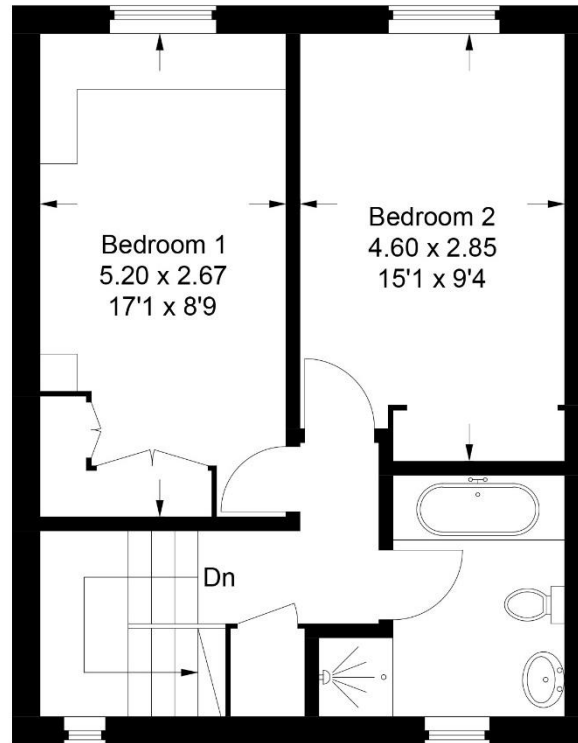
COUNCIL TAX

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

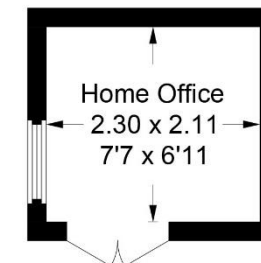
Approximate Gross Internal Area
 Ground Floor = 42.0 sq m / 452 sq ft
 First Floor = 41.5 sq m / 447 sq ft
 Home Office = 4.8 sq m / 52 sq ft
 Total = 88.3 sq m / 951 sq ft



Ground Floor




First Floor



(Not Shown In Actual Location / Orientation)

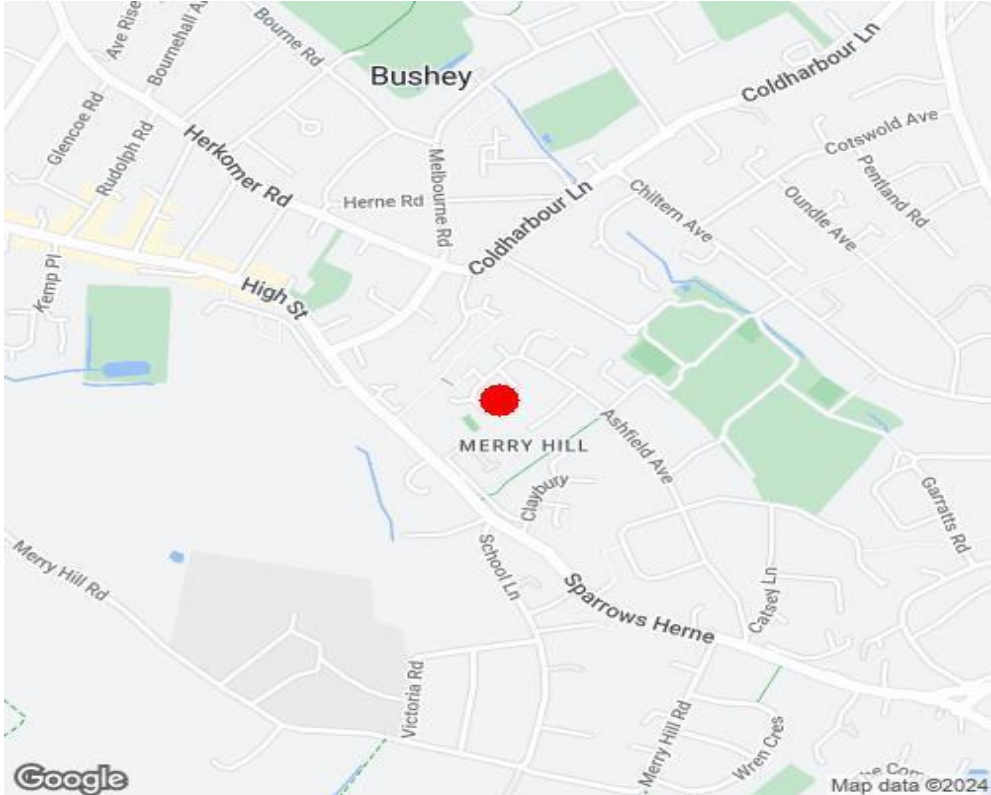
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.