



8 Ashfield Avenue, Bushey, WD23 4HQ

Price £635,000 Freehold

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 **Churchills**Bushey



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8 Ashfield Avenue, Bushey, Hertfordshire, WD23 4HQ

- Extended 3 Bed Semi
- 26ft Through Lounge
- 19ft Kitchen/ Dining Room
- Secluded Rear Garden
- Off Street Parking
- 2 Garages
- Convenient Location
- Energy Rating: E

AN EXTENDED 3 BEDROOM SEMI DETACHED HOUSE,
ENTRANCE HALL, 26FT THROUGH LOUNGE,
19FT KITCHEN/ DINING ROOM
3 BEDROOMS, BATHROOM
DOUBLE GLAZING, GAS CENTRAL HEATING,
SECLUDED REAR GARDEN,
OFF STREET PARKING TO THE FRONT,
TWO GARAGES TO THE REAR APPROACHED OFF CATSEY LANE,
CONVENIENT RESIDENTIAL LOCATION
CLOSE TO ALL LOCAL AMENITIES









ENTRANCE HALL

Dado rail, window to the front, staircase to the first floor with cupboards under

THROUGH LOUNGE 26'10" (8.18m) Into Bay x 11'0" (3.35m)

Double glazed window to the front bay, dado rail, wall lights, glazed double doors leading to

KITCHEN/ DINING ROOM 19'8" (5.99m) x 16'8" (5.08m) Max

Range of wall and base units, wooden working surfaces, sink unit with mixer tap, cooker point, extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, wall mounted gas fired central heating boiler (Vaillant), space for dining table with pendant lighting over, dado rail, wood flooring, double glazed window to the rear, double glazed patio doors to the garden

FIRST FLOOR LANDING

Double glazed window to the side, access to the loft

BEDROOM 1 11'7" (3.53m) x 11'0" (3.35m)

Double glazed window to the front, fitted wardrobe cupboards with bed recess, dado rail, wood flooring

BEDROOM 2 11'0" (3.35m) Max x 11'0" (3.35m) Max

Double glazed window to the rear

BEDROOM 3 9'0" (2.74m) x 6'0" (1.83m)

Double glazed window to the front, wood flooring

BATHROOM

Panelled bath with independent shower over, vanity unit incorporating wash hand basin with cupboards and drawers, low flush wc, chrome ladder radiator, inset spotlights, extractor fan, wood flooring, double glazed window to the rear

OUTSIDE

REAR GARDEN

Secluded rear garden with steps down to lawn area with borders and trees, decked area and additional patio area, summer house, outside tap, outside lighting, access to 2 garages at rear

OFF STREET PARKING

To the front of the property

GARAGE 1

Approached off Catsey Lane with up and over door to the front and door leading in to the garden

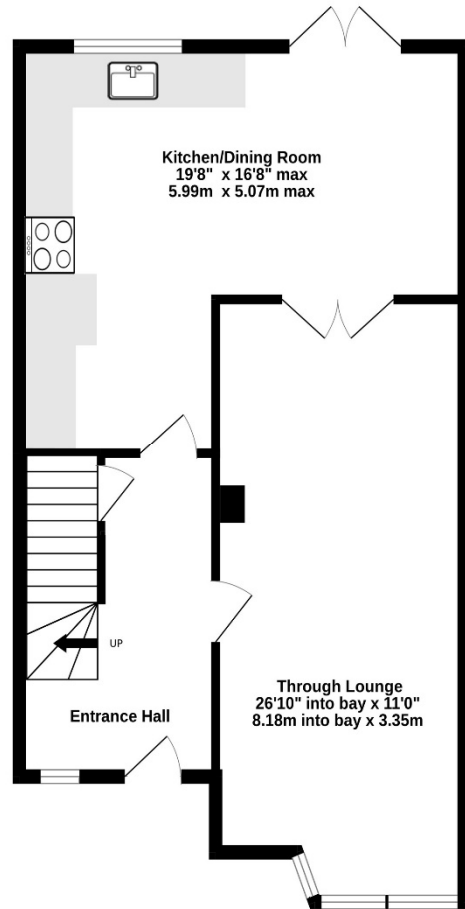
GARAGE 2

Approached off Catsey Lane with wooden double doors to the front and door leading in to the garden

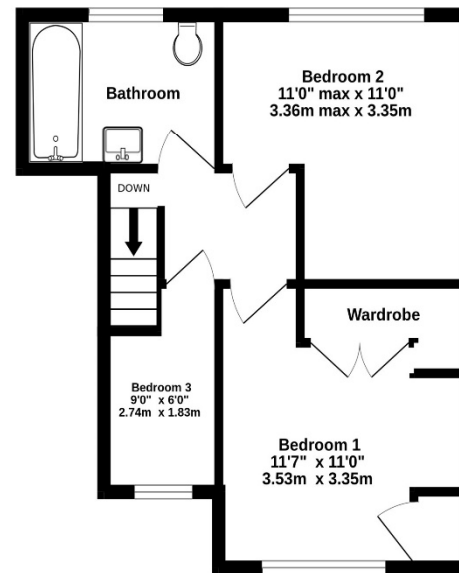
COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2619.51 2024/2025


Ground Floor



1st Floor

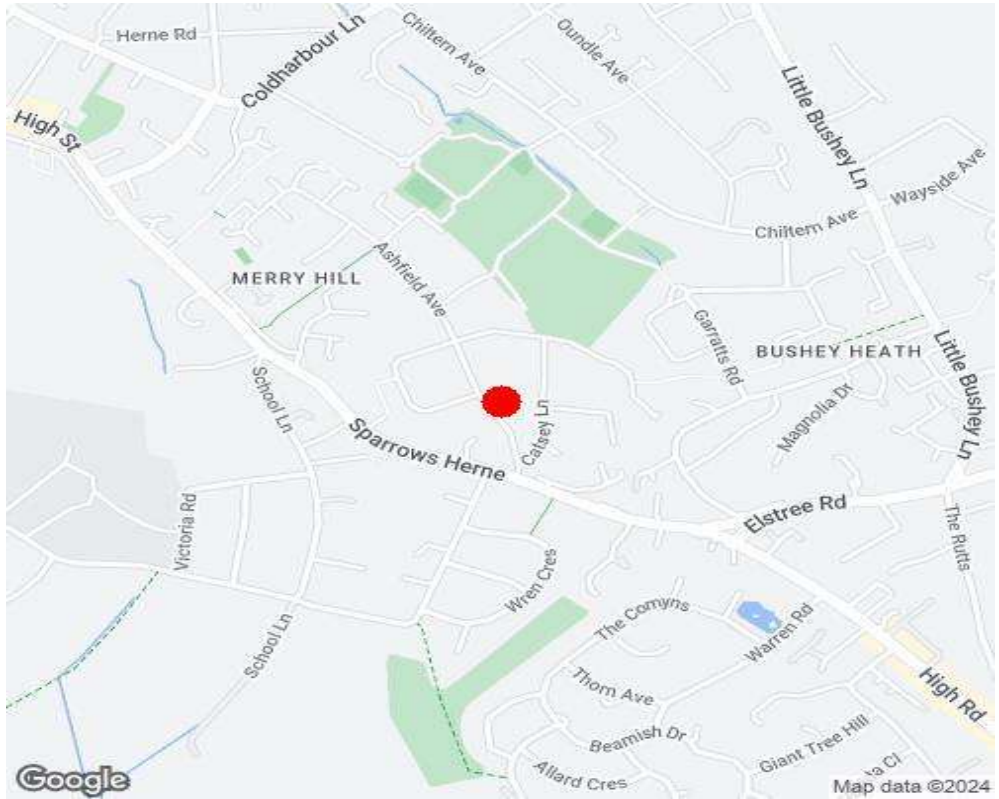


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(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.