



59 Ashfield Avenue, Bushey, WD23 4HJ

Price £665,000 Freehold

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 ChurchillsBushey





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59 Ashfield Avenue, Bushey, Hertfordshire, WD23 4HJ

- Extended 3 Bedroom Semi
- Solar Panels
- 18ft Kitchen/ Dining room
- Mature 100ft Secluded Rear Garden
- Garage & Ample Off Street Parking
- Scope For Further Extension (STPP)
- No Upper Chain
- Energy Rating: C

AN EXTENDED 3 BEDROOM SEMI DETACHED HOUSE, ENTRANCE LOBBY, LIVING ROOM, 18FT KITCHEN/ DINING ROOM, UTILITY ROOM, CONSERVATORY, 3 BEDROOMS, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, MATURE 100FT SECLUDED REAR GARDEN, GARAGE & AMPLE OF STREET PARKING TO THE FRONT, CONVENIENT RESIDENTIAL LOCATION, SCOPE FOR FURTHER EXTENSION (STPP), OFFERED FOR SALE WITH NO UPPER CHAIN













## ENTRANCE LOBBY

Windows to the front and side aspect

## LIVING ROOM 18'4" (5.59m) x 13'6" (4.11m)

Fire place with fitted electric fire, shelving and cupboards to alcoves, dado rail, staircase to the first floor with storage under, part wood flooring, column radiator, meter cupboard, double glazed window to the front and side aspect

## KITCHEN/ DINING ROOM 18'4" (5.59m) x 9'11" (3.02m)

Range of wall and base units, wooden working surfaces, 1 1/2 bowl stainless steel under mount sink unit, fitted electric oven, halogen hob with stainless steel chimney hood over, plumbing for dishwasher, tiled floor with under floor heating, inset spotlights, double glazed window to the rear aspect, open plan to dining area with wood flooring dado rail and double glazed door leading on to the conservatory

## UTILITY ROOM 9'8" (2.95m) x 8'2" (2.49m)

Open plan to kitchen with plumbing for washing machine, space for tumble dryer, tiled flooring with under floor heating, double glazed window to the front aspect, door to the front and rear, inset spotlights

## CONSERVATORY 16'6" (5.03m) x 8'6" (2.59m)

Timber framed conservatory with wood flooring, ceiling fan

## FIRST FLOOR LANDING

Double glazed window to the side aspect, access to the loft

## BEDROOM 1 11'7" (3.53m) x 10'6" (3.2m)

Double glazed window to the front aspect, fitted wooden wardrobe cupboards with sliding doors, inset spotlights, storage cupboard

## BEDROOM 2 12'6" (3.81m) x 12'0" (3.66m)

Double glazed window to the rear aspect, fitted wardrobe cupboards with mirrored sliding doors

## BEDROOM 3 8'10" (2.69m) x 7'11" (2.41m)

Double glazed window to the front aspect, inset spotlights, open storage cupboard

## BATHROOM

Panelled bath with independent shower over, vanity unit incorporating wash hand basin wc with concealed cistern, fitted mirror with anti mist de-fog feature & lighting, cupboard housing shaver point, tiled walls, extractor fan, inset spot lights, wood effect Amtico flooring with under floor heating

## OUTSIDE

### REAR GARDEN

Mature 100ft secluded rear garden with paved patio area, raised beds, steps up to lawn area, trees, fruit trees and shrubs, outside light and tap, two timber garden sheds

### GARAGE 22'8" (6.91m) x 11'3" (3.43m)

Approached via own driveway with up and over door to the front and personal door leading in to the garden at the rear, light and power, window to the rear aspect, outside lighting

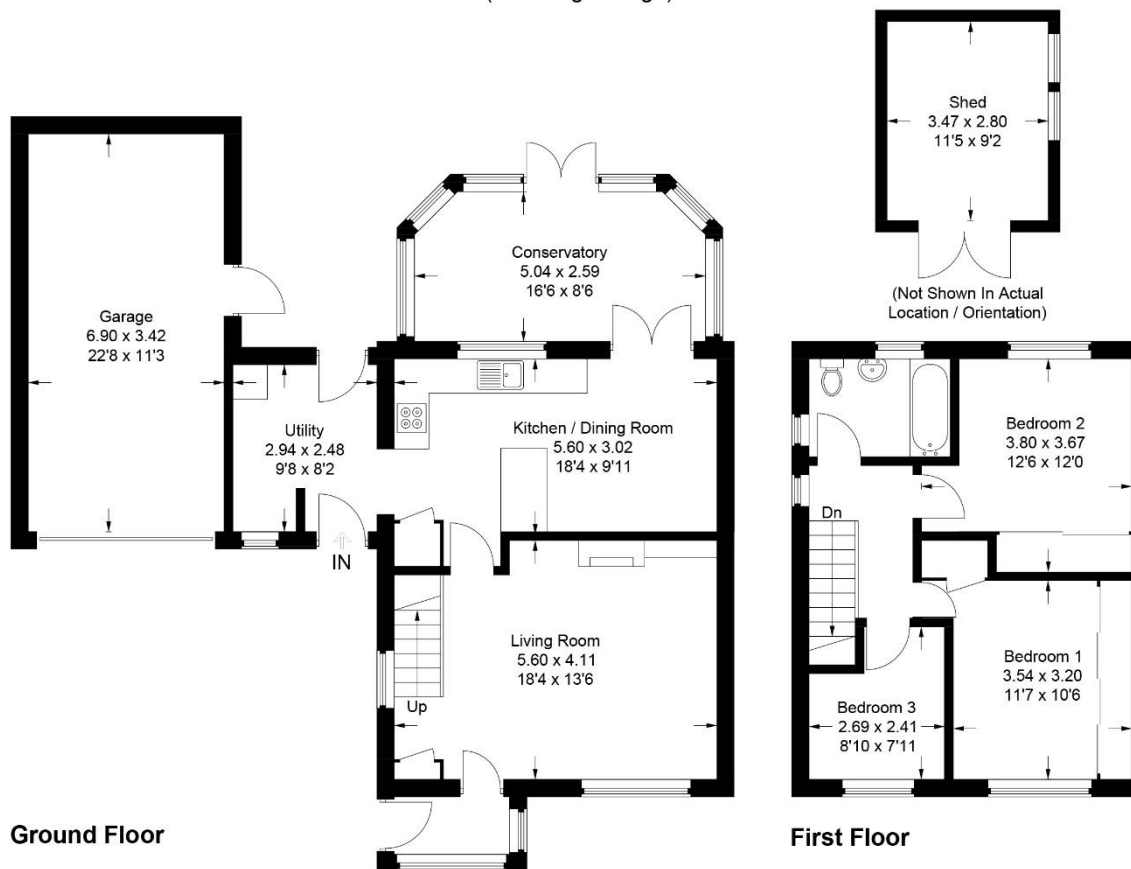
### OFF STREET PARKING

Ample 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 = 66.3 sq m / 714 sq ft  
 First Floor = 40.9 sq m / 440 sq ft  
 Outbuildings = 33.2 sq m / 357 sq ft  
 Total = 140.4 sq m / 1511 sq ft  
 (Including Garage)



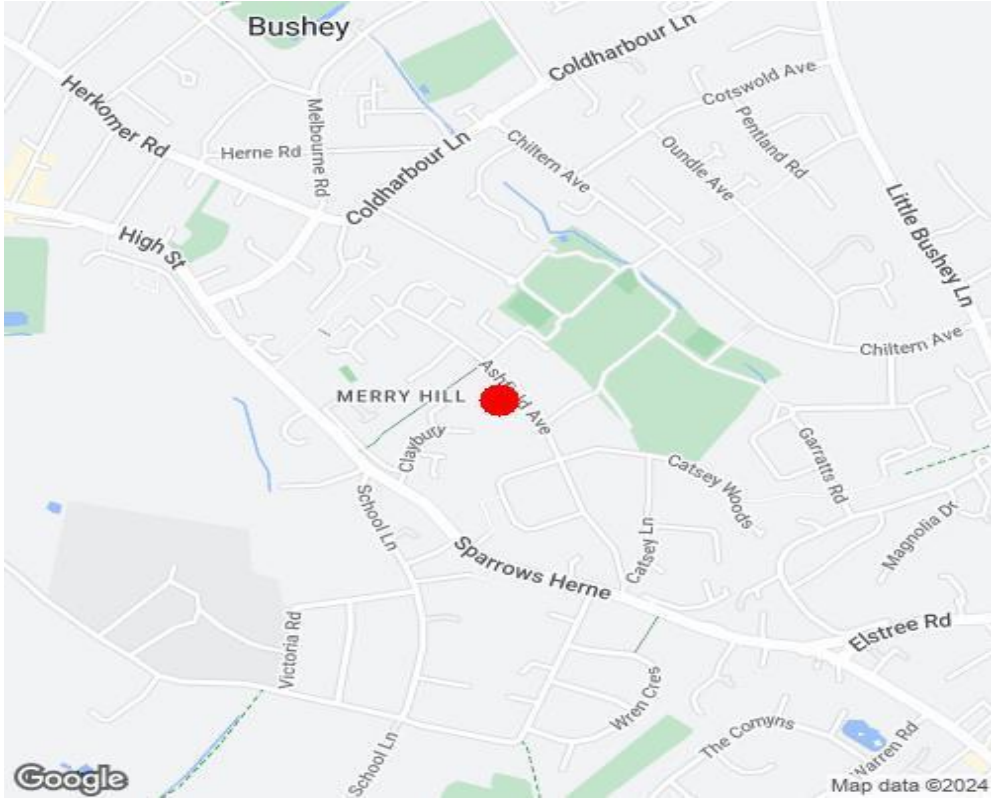
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.