



104 Park Avenue, North Bushey, WD23 2BB

Price £650,000 Freehold

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 ChurchillsBushey



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104 Park Avenue, Bushey, Hertfordshire, WD23 2BB

- Extended 3 Bed 2 Bath Semi Detached Bungalow
- Well Maintained & Immaculately Presented
- Modern Fitted Kitchens & Bathrooms
- Open Plan Living/ Dining Room
- Attractive South Facing Rear Garden
- Garage & Off Street Parking
- Close To Local Amenities
- Energy Rating: C

AN EXTENDED 3 BEDROOM 2 BATHROOM SEMI DETACHED BUNGALOW,
 WELL MAINTAINED & IMMACULATEDLY PRESENTED THROUGHOUT
 ENTRANCE PORCH, ENTRANCE HALL,
 MODERN KITCHEN/ BREAKFAST ROOM,
 OPEN PLAN LIVING/ DINING ROOM,
 MODERN GROUND FLOOR SHOWER ROOM,
 TWO BEDROOMS ON GROUND FLOOR ,
 BEDROOM WITH MODERN ENSUITE SHOWER ROOM ON SECOND
 FLOOR,
 GAS CENTRAL HEATING, DOUBLE GLAZING,
 ATTRACTIVE WELL STOCKED SOUTH FACING REAR GARDEN,
 DETACHED GARAGE & OFF STREET PARKING,
 CONVENIENT LOCATION CLOSE TO LOCAL SHOPS, BUS ROUTE,
 AND ACCESS TO A41, M1 & M25 ROAD LINKS









ENTRANCE PORCH

Double glazed windows to the front aspect, wood flooring

ENTRANCE HALL

Wood flooring, dado rail, storage cupboard with meters

BEDROOM 2 14'0" (4.27m) x 11'0" (3.35m)

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

BEDROOM 3/ STUDY 11'0" (3.35m) x 8'4" (2.54m)

Currently laid out as a study with double glazed window to the front aspect incorporating stained glass window, sun tunnel/ light tube

GROUND FLOOR SHOWER ROOM

Modern, fully tiled shower room with large walk in shower, vanity unit incorporating wash hand basin, wc with concealed cistern and cupboards, chrome ladder radiator, double glazed window to the side aspect, cupboard housing wall mounted gas fired combination boiler

KITCHEN/ BREAKFAST ROOM 15'3" (4.65m) x 8'5" (2.57m)

Modern fitted kitchen with a range of wall and base units, working surfaces, 1 1/2 bowl stainless steel sink unit, induction hob with extractor over, integrated Neff electric oven, slimline Zanussi dishwasher and Zanussi washing machine, space for fridge freezer, breakfast bar, tiled floor, inset spotlights, double glazed window to the side aspect

LIVING ROOM 14'8" (4.47m) x 13'10" (4.22m)

Wood flooring, large double glazed window overlooking the rear garden, skylight window, inset spotlights, open plan to

DINING ROOM 11'10" (3.61m) x 11'10" (3.61m)

Wood flooring, ceiling rose, staircase to the first floor

FIRST FLOOR LANDING

BEDROOM 1 15'11" (4.85m) x 15'7" (4.75m)

Double glazed window to the rear aspect, Velux window to the front aspect with fitted blind, fitted wardrobe cupboards, ceiling fan, eaves storage cupboards, wall lights, door to

ENSUITE SHOWER ROOM

Large walk in shower, vanity unit incorporating wash hand basin, wc with concealed cistern and cupboards, shaver point, extractor fan, chrome ladder radiator, vinyl flooring

OUTSIDE

REAR GARDEN

Attractive well stocked south facing rear garden with large patio area covered with artificial lawn, raised beds, steps down to lawn area, with mature shrubs and borders, greenhouse with power, timber garden shed, outside light and tap, gated side access, gate to public footpath at rear of garden

DETACHED GARAGE 15'1" (4.6m) x 8'2" (2.49m)

To the rear of the property accessed via own block paved driveway with up and over door to the front

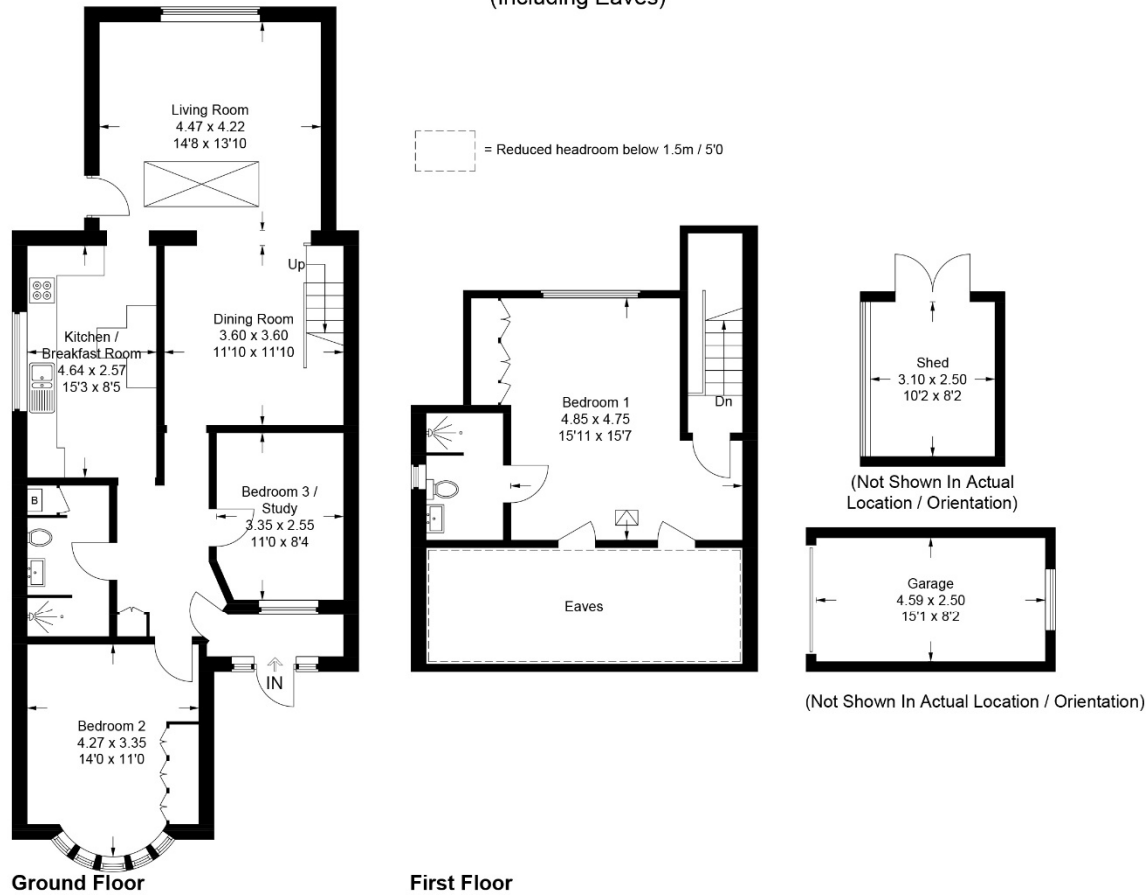
OFF STREET PARKING

To the front of the property via own block paved driveway

COUNCIL TAX

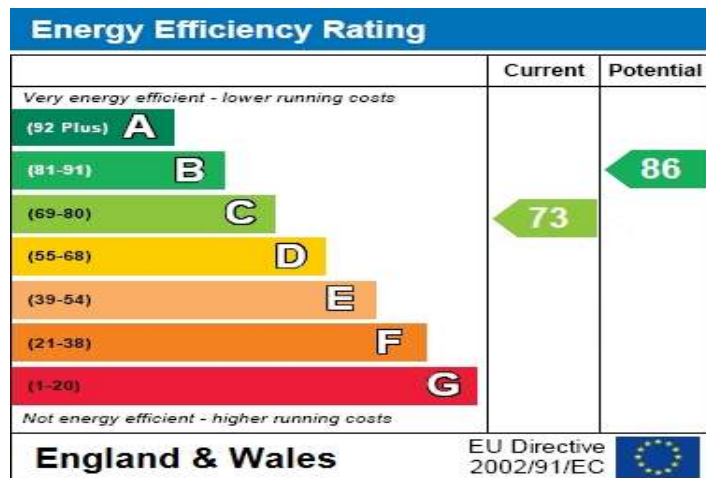
Hertsmere Borough Council, Tax Band D, £2143.23 2024/2025

Approximate Gross Internal Area
 Ground Floor = 85.2 sq m / 917 sq ft
 First Floor = 46.0 sq m / 495 sq ft
 Garage & Shed = 19.2 sq m / 207 sq ft
 Total = 150.4 sq m / 1,619 sq ft
 (Including Eaves)



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.