



Oaklands, The Avenue, Bushey, WD23 2LL

Price £1,900,000 Freehold

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 ChurchillsBushey

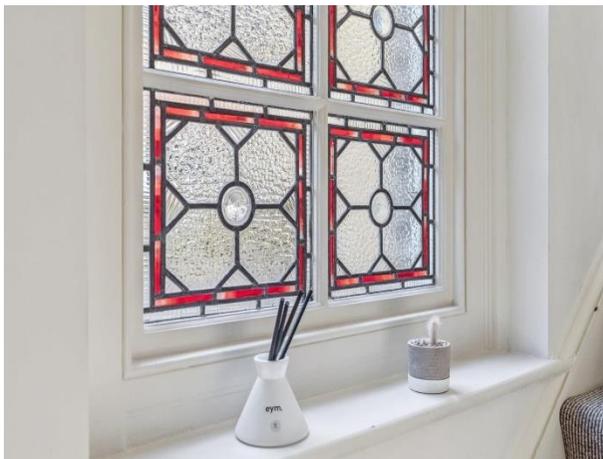


Price £1,900,000

Oaklands, The Avenue, Bushey, Hertfordshire, WD23 2LL

- Detached 6/7 Bedroom House Laid Over 3 Floors
- 3 Reception Rooms
- Double Glazed Conservatory
- Main Bedroom With Ensuite & Balcony
- Large South West Facing Garden
- Garage & Gated Carriage Driveway
- No Upper Chain
- Energy Rating: E

This impressive detached house, located in the highly desirable road in Bushey, offers a wealth of versatile family living space spread over three floors. The property features six to seven spacious bedrooms, including a main bedroom with a large concealed en suite and a private balcony, perfect for enjoying tranquil views. The house also includes three elegant reception rooms and a further three bathrooms. Characteristic of its charm, the house boasts original stained glass leaded light windows, soaring high ceilings, and attractive fireplaces that add a touch of timeless elegance. A gated carriage driveway provides ample off street parking, complemented by a double garage. The exterior is equally inviting, with a large south west facing rear garden mainly laid to lawn, perfect for outdoor activities and relaxation. The property is available for sale with no upper chain.













ENTRANCE PORCH

Tiled floor, stained glass leaded light windows to the front and side, attractive stained glass entrance door

ENTRANCE HALL

Natural stone flooring, dado rail, attractive fireplace feature, stained glass leaded light sash window to the side aspect, staircase to the first floor, door to inner lobby

BASEMENT

Approached by stairs leading from inner lobby with light & power, Megaflo and water softener, window to the side, cupboard housing oil central heating unit, additional cupboard with shelving

DOWNSTAIRS TOILET

Fully tiled. Stained glass leaded light window to the side aspect, low flush wc, counter stone top wash basin, shaver point, chrome ladder radiator, extractor fan

RECEPTION ROOM 1 18'9" (5.72m) x 15'6" (4.72m)

Double glazed windows to the front bay with stained glass leaded light windows above and fitted shutters, wood flooring, attractive fireplace feature with cupboards to alcoves, dado rail, cornicing, feature circular radiator, inset spotlights

RECEPTION ROOM 2 35'6" (10.82m) x 15'9" (4.8m)

Double glazed windows to the side aspects with stained glass leaded light windows above and fitted shutters, wood flooring, attractive open fire place feature, inset spotlights, cornicing, feature wall radiator & 2 cylindrical radiators, double glazed patio doors leading on to the garden with fitted shutters

DINING ROOM 13'1" (3.99m) x 10'3" (3.12m)

Double glazed window to the side aspect, natural stone flooring, cornicing, inset spotlights, 2 cylindrical radiators, open plan to kitchen/ breakfast room

KITCHEN/ BREAKFAST ROOM 15'5" (4.7m) x 10'8" (3.25m)

Range of fitted wall and base units with granite working surfaces, under mount sink unit, space for range cooker with extractor hood over, recess for fridge freezer, integrated Neff dishwasher, breakfast bar, cornicing, natural stone flooring, inset spotlights, open plan to conservatory

UTILITY ROOM

Wall and base units, granite working surfaces with under mount sink, plumbing for washing machine, space for tumble dryer, extractor fan, natural stone tiled floor

PANTRY

Walk in pantry with shelving, inset spotlights, natural stone tiled floor

CONSERVATORY 19'6" (5.94m) x 8'6" (2.59m)

Double glazed conservatory with doors leading on to the garden, natural stone tile flooring

FIRST FLOOR LANDING

Stained glass leaded light sash window to the side aspect, inset spotlights

BEDROOM 1 16'2" (4.93m) x 15'11" (4.85m)

Double glazed windows to the front aspect with stained glass leaded light windows above and fitted shutters, additional double glazed sash window to the side aspect, fitted wardrobe cupboards with concealed entrance to ensuite, laminate wood flooring

EN SUITE BATHROOM

Sunken bath, walk in shower, low flush wc, wash bowl, tiled floor with under floor heating, double glazed windows and door to the front aspect with fitted shutters leading on to a balcony, cylindrical radiator, feature fireplace, cornicing, inset spotlights

BEDROOM 2 15'7" (4.75m) x 13'8" (4.17m)

Double glazed windows to the rear with fitted shutters, double glazed windows to the side aspect with stained glass leaded light windows above, laminate wood flooring, attractive fireplace feature, inset spotlights, door to ensuite

EN SUITE SHOWER ROOM

Fully tiled with walk in shower, wash hand basin, wc with concealed cistern, mirrored wall cabinet, inset spotlights, extractor fan

WALK IN WARDROBE

Double glazed window to the side aspect, cornicing, laminate wood flooring, inset spotlights

BEDROOM 3 12'0" (3.66m) x 11'0" (3.35m)

Double glazed window to the rear aspect with fitted shutters, laminate wood flooring, cornicing, inset spotlights, door to ensuite

EN SUITE BATHROOM

Fitted bath, counter top wash basin, low flush wc, chrome ladder radiator, tiled floor with under floor heating, inset spotlights, extractor fan, double glazed window to the side aspect with fitted shutters

SECOND FLOOR LANDING

Double glazed window to the rear aspect with fitted shutters, access to the loft

BEDROOM 4 16'8" (5.08m) x 16'4" (4.98m)

Double glazed windows to the front bay with fitted shutters, laminate wood flooring, attractive fireplace feature, inset spotlights, door to ensuite

JACK & JILL ENSUITE SHOWER ROOM

Large shower cubicle, wash hand basin, low flush wc, inset spotlights, extractor fan, doors to bedroom 4 and 5

BEDROOM 5 15'5" (4.7m) x 13'10" (4.22m)

Double glazed window to the rear aspect with fitted shutters, laminate wood flooring, feature fireplace, inset spotlights, eaves storage, door to ensuite

BEDROOM 6 24'9" (7.54m) x 11'7" (3.53m)

Double glazed windows to the side and rear aspects. laminate wood flooring, cylindrical radiators

STUDY 11'10" (3.61m) x 10'8" (3.25m)

Double aspect room with double glazed windows to the front and side aspects with fitted shutters, large wooden seating area with ample storage under, laminate wood flooring

OUTSIDE

REAR GARDEN

Mainly laid to lawn with paved patio area, trees, outside tap, gated side access, oil tank, timber garden shed, access to garage

GARAGE

Approached via own driveway with double doors to the front and rear, lighting

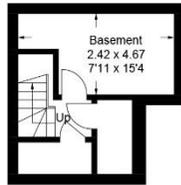
CARRIAGE DRIVEWAY

Gated cobbled carriage driveway to the front of the property providing off street parking for several cars

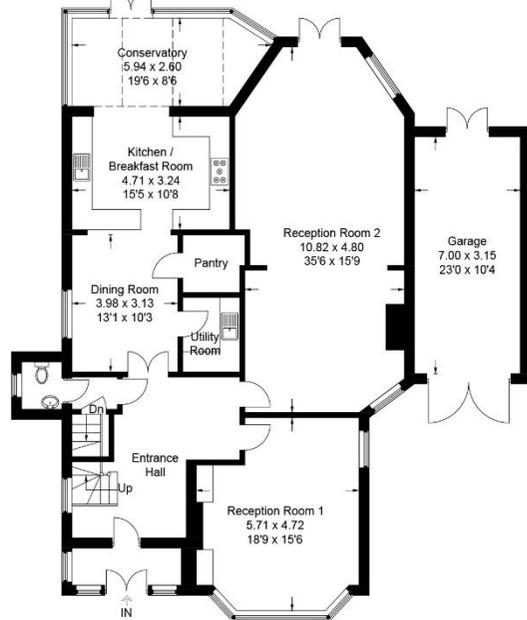
COUNCIL TAX

Hertsmere Borough Council, Tax Band H, £3572.04 2024/2025

Approximate Gross Internal Area = 343.8 sq m / 3,701 sq ft
 Basement = 19.1 sq m / 205 sq ft
 Garage = 22.6 sq m / 243 sq ft
 Total = 385.5 sq m / 4,149 sq ft

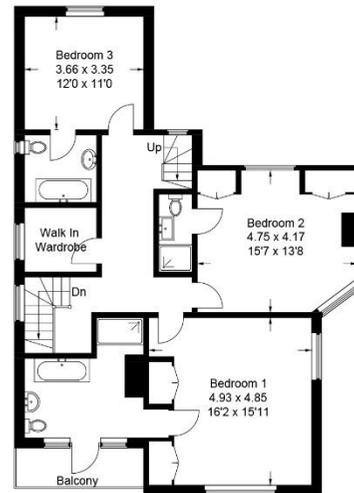


Basement

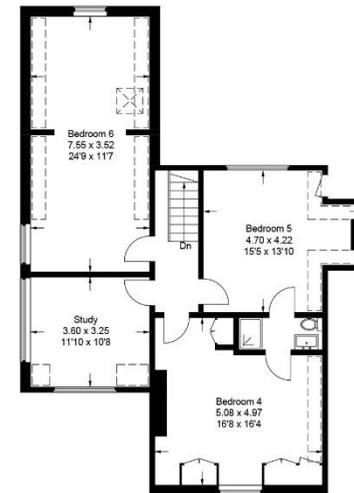


Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

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.

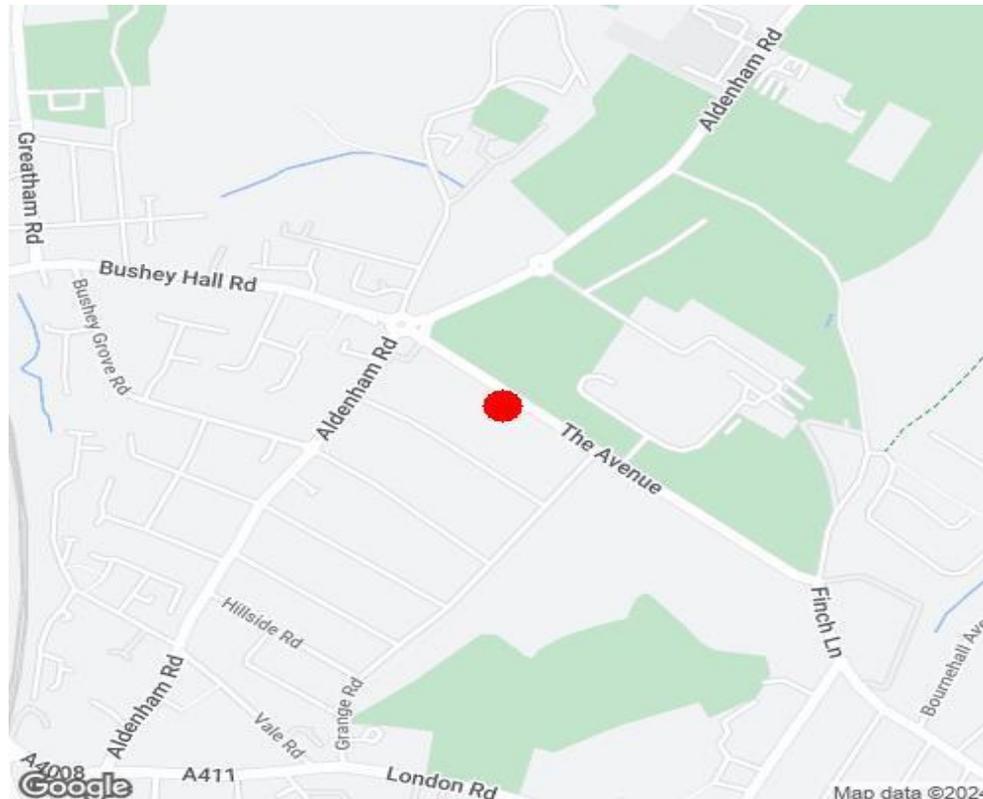
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| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 53 | |
| (39-54) E | | |
| (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.