



10 Bournehall Avenue, Bushey, WD23 3AY

**Price £950,000 Freehold**

4  2 

 **Churchills**Bushey

Price £950,000

**10 Bournehall Avenue, Bushey, Hertfordshire, WD23 3AY**

- Extended 4 bedroom 2 Bathroom Double Fronted Detached House
- Two Separate Reception Rooms
- Dining Room
- Ground Floor Shower Room
- Large South East Facing Rear Garden
- Garage & Off Street Parking
- Close To Highly Regarded Primary & Secondary Schools
- Energy Rating: D

This delightful 1930s double fronted detached family home boasts four bedrooms and two bathrooms. The property has impressive kerb appeal, complemented by a beautifully maintained south east facing rear garden that bathes in sunlight throughout the day. Inside the home includes two separate reception rooms, a dining room, and a well appointed kitchen with solid oak counter tops. The ground floor also offers a fully tiled shower room for added convenience. Upstairs, there are four bedrooms and a family bathroom. Outside the property there is a well maintained front garden and a generous rear garden, ideal for outdoor living and entertaining. Additionally, a garage with parking space is available at the front. The home is ideally located within walking distance of Bushey Village and is close to highly regarded primary and secondary schools, making it an excellent choice for families.









## ENTRANCE HALL

Staircase to the first floor, double glazed windows to the front aspect

## RECEPTION ROOM 2 13'11" (4.24m) x 11'11" (3.63m)

Double glazed window to the front aspect, fireplace with brick surround and gas point, timber beams to ceiling

## DINING ROOM 11'11" (3.63m) x 9'11" (3.02m)

Double glazed window to the front aspect, timber beams to ceiling

## INNER LOBBY

Laminate wood flooring, access to under stairs cupboard

## RECEPTION ROOM 1 20'7" (6.27m) x 11'5" (3.48m)

Double aspect room with double glazed window to the rear bay, double glazed windows and door leading on to the garden to the side aspect, solid wood flooring

## GROUND FLOOR SHOWER ROOM

Fully tiled. Shower cubicle with rainfall shower head and hand held shower, vanity unit incorporating wash hand basin with cupboard under & wc with concealed cistern, shaver point, chrome ladder radiator, extractor fan

## KITCHEN 9'7" (2.92m) x 7'11" (2.41m)

Range of wall and base unit with solid oak working surfaces, butler sink with mixer tap, built in electric Neff oven, gas hob with chimney hood extractor over, recess for fridge freezer, integrated dishwasher, plumbing for washing machine, wall mounted gas fired central heating boiler, tiled floor, double glazed window to the rear aspect, door leading to the outside

## FIRST FLOOR LANDING

### BEDROOM 1 14'1" (4.29m) x 11'10" (3.61m)

Double aspect room with double glazed windows to the front and side aspects, airing cupboard housing lagged hot water cylinder

### BEDROOM 2 12'0" (3.66m) x 8'8" (2.64m)

Double glazed window to the front aspect

### BEDROOM 3 9'5" (2.87m) x 7'11" (2.41m)

Double glazed window to the rear aspect

### BEDROOM 4 8'11" (2.72m) x 7'5" (2.26m)

Double glazed window to the rear aspect

## BATHROOM

Panelled bath with hand held shower attachment, vanity unit incorporating wash hand basin with cupboard under, shaver point, wc with concealed cistern, chrome ladder radiator, part tiled walls, laminate wood flooring, access to the loft, double glazed window to the side aspect

## OUTSIDE

### FRONT GARDEN

Well maintained front garden with lawn and shrubs

### REAR GARDEN

South east facing garden mainly laid to lawn with borders and mature shrubs, trees, pergola, patio area, timber shed, gated side access

GARAGE 21'2" (6.45m) x 9'4" (2.84m)

Approached via own driveway with up and over door to the front, window and door leading to the garden, power and lighting

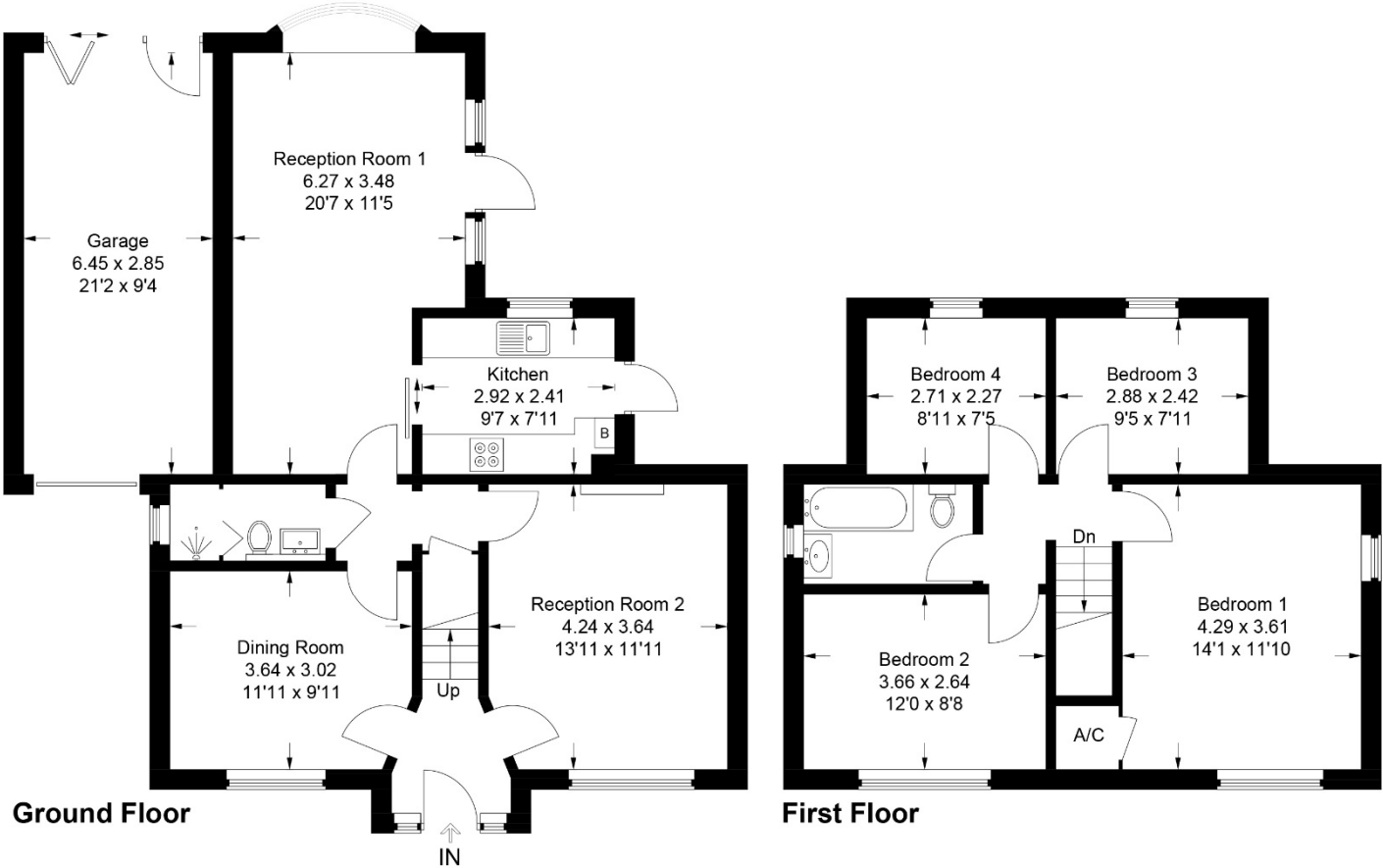
OFF STREET PARKING

Via block paved driveway to the front of the garage

COUNCIL TAX

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


Approximate Gross Internal Area  
Ground Floor = 66.1 sq m / 711 sq ft  
First Floor = 50.5 sq m / 543 sq ft  
Garage = 18.4 sq m / 198 sq ft  
Total = 135.0 sq m / 1,452 sq ft



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.

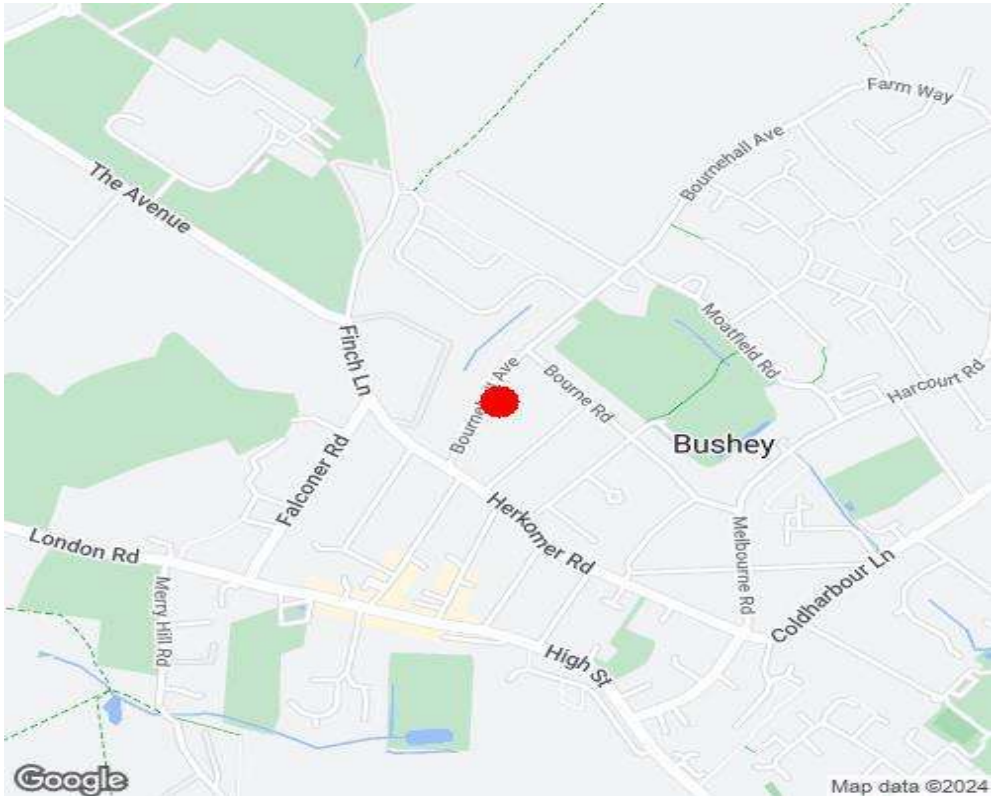
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy 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.