



67 Chiltern Avenue, Bushey, WD23 4RF

Price £795,000 Freehold

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 ChurchillsBushey





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67 Chiltern Avenue, Bushey, Hertfordshire, WD23 4RF

- Extended 3 Bedroom Semi Detached House
- Ground Floor Shower Room/ Utility
- All Bedrooms With Fitted Wardrobes
- Gas Central Heating & Double Glazing
- South Facing Rear Garden Overlooking Scenic Views
- Garage & Off Street Parking For Several Cars
- Sought After Location
- Energy Rating: D

This extended 1930s semi detached house features three bedrooms and a single storey rear extension, making it an ideal family home. Located in a highly sought after area of Bushey, the property has a large south west facing rear garden, mainly laid to lawn, with fruit trees, a vegetable plot and open aspect to the rear with scenic views of King George Recreation Ground. Inside, the home has an entrance porch, an entrance hall that is open to the lounge, a separate sitting room that flows into the dining room and a versatile kitchen/breakfast room/office space. There is also a convenient ground floor shower room/ utility room. Upstairs all three bedrooms are fitted with wardrobes, and there is a bathroom with a separate WC. Additional features include a garage and off street parking for up to four cars.















#### ENTRANCE PORCH

Double glazed windows to the front aspect

#### ENTRANCE HALL

Staircase to the first floor, open plan to

#### LOUNGE 18'10" (5.74m) x 13'3" (4.04m) Into Bay

Double glazed window to the front bay, attractive fireplace with open fire, glazed doors leading to

#### SITTING ROOM 12'0" (3.66m) x 11'0" (3.35m)

Dado rail, open plan to

#### DINING ROOM 12'7" (3.84m) x 9'2" (2.79m)

Dado rail, wall lights, double glazed sliding patio doors leading on to the garden

#### KITCHEN/ BREAKFAST ROOM 14'6" (4.42m) x 9'4" (2.84m)

Range of wall and base units, quartz working surfaces, 1.5 bowl stainless steel sink unit with mixer tap, fitted Bosch appliances including induction hob with chimney hood extractor fan over, eye level double oven, microwave, fridge freezer and dishwasher, part tiled walls, tiled floor, double glazed window to the rear aspect, double glazed door leading on to the garden, open plan to

#### OFFICE 7'11" (2.41m) x 7'4" (2.24m)

Fitted shelving and cupboards, under stairs storage cupboard

#### GROUND FLOOR SHOWER ROOM

Corner shower cubicle, wash hand basin with cupboard under, low flush wc, utility area with plumbing for washing machine, wall mounted gas fired central heating boiler(Vaillant), skylight window, tiled floor, extractor fan, door leading to the garage

#### FIRST FLOOR LANDING

Double glazed window to the side aspect, access to the loft (fully boarded and insulated) via pull down ladder

#### BEDROOM 1 13'7" (4.14m) Into Bay x 11'7" (3.53m)

Double glazed window to the front bay, fitted wardrobe cupboards

#### BEDROOM 2 12'1" (3.68m) x 11'11" (3.63m)

Double glazed window to the rear aspect, fitted wardrobe cupboards, airing cupboard housing lagged hot water cylinder

#### BEDROOM 3 7'10" (2.39m) x 7'1" (2.16m)

Double glazed window to the front aspect, wardrobe cupboard

#### BATHROOM

Panelled bath with independent shower over, glass bifolding shower screen, wash hand basin with cupboard under, mirrored wall cabinet, fitted wall mirror, tiled walls, double glazed window to the rear aspect

#### SEPARATE WC

Low flush wc, dado rail, double glazed window to the side aspect

#### OUTSIDE

##### REAR GARDEN

South facing rear garden with scenic views overlooking King George Recreation Ground, block paved patio area with steps leading down to lawn with borders, apple and plum trees, vegetable garden, greenhouses, timber shed, outside lighting and tap

#### GARAGE

With up and over door to the front, light and power, personal door to the rear leading onto the ground floor shower room

#### OFF STREET PARKING

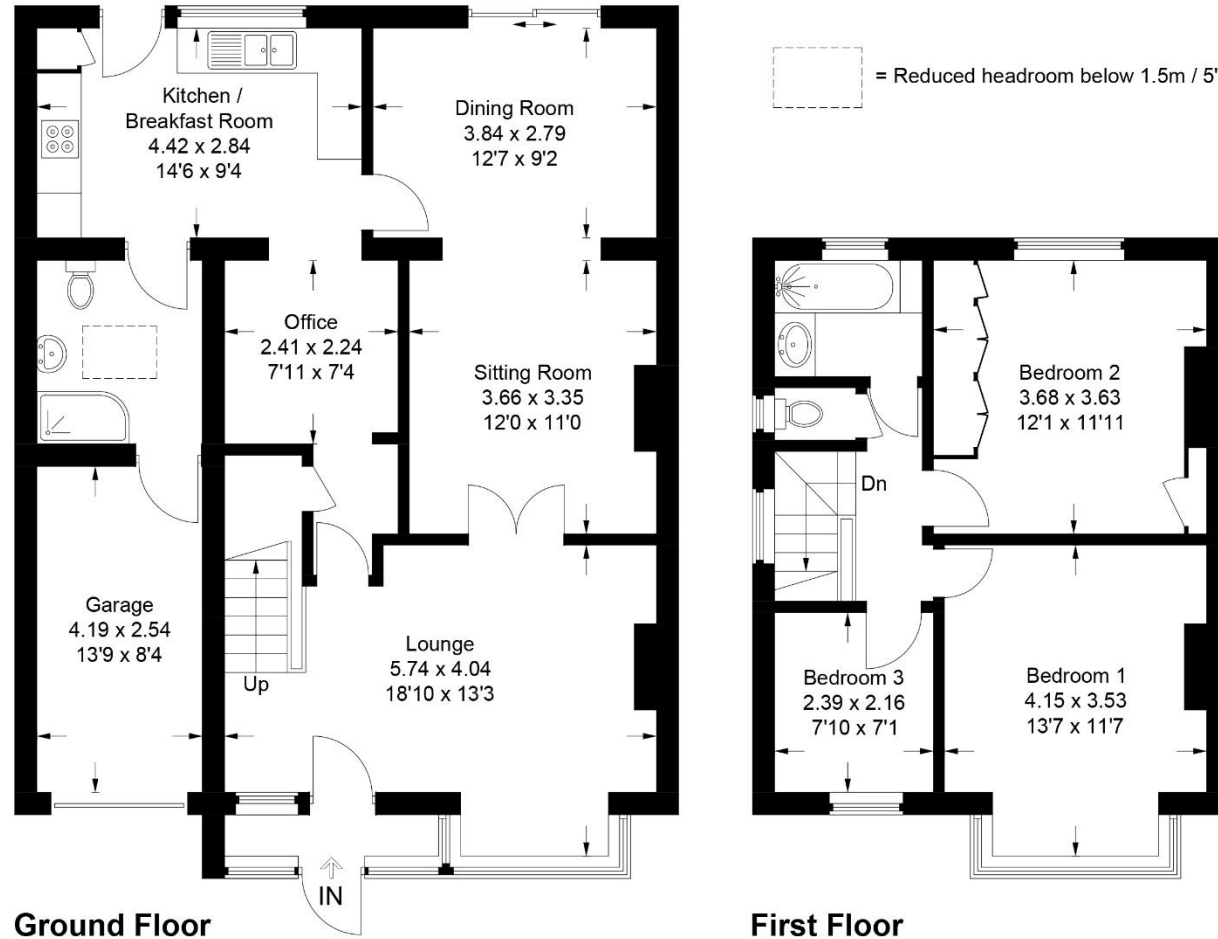
Ample parking to the front of the property for up to 4 cars via own block paved driveway

#### COUNCIL TAX

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


Please note – The seller of this property is related to an employee of Churchills Bushey (Part of Fairfield Estate Agents Ltd).

Approximate Gross Internal Area  
 Ground Floor = 90.5 sq m / 974 sq ft  
 (Including Garage)  
 First Floor = 43.4 sq m / 467 sq ft  
 Total = 133.9 sq m / 1,441 sq ft



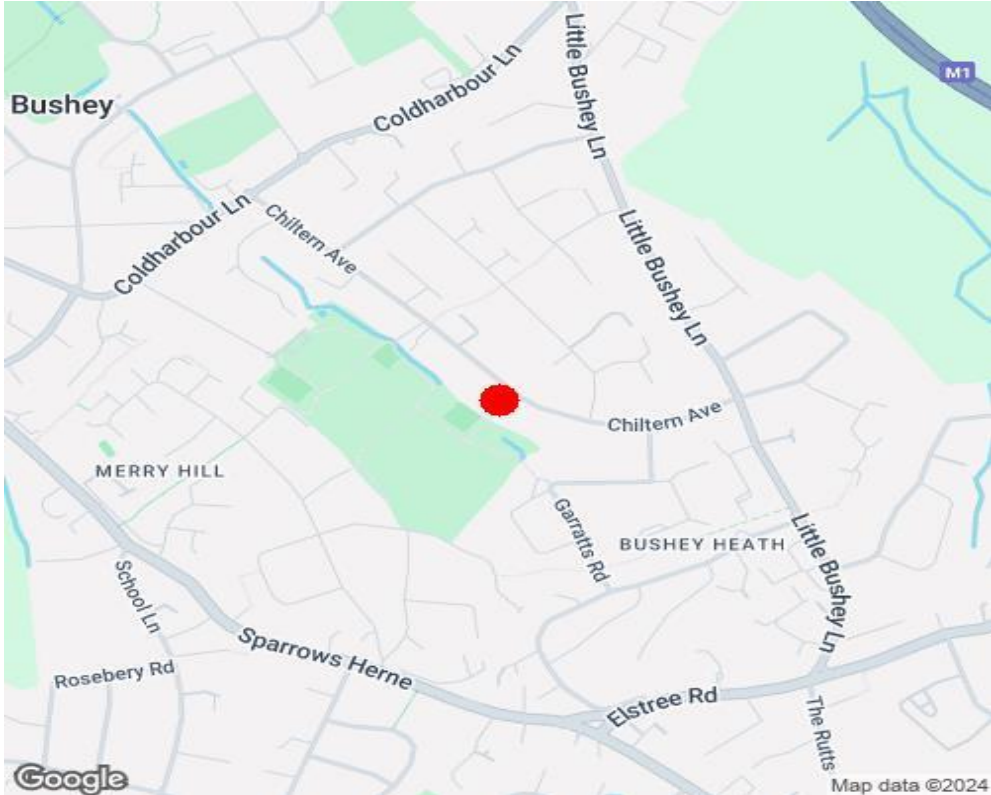
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(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	



Churchills Bushey  
 72 High Street, Bushey, Hertfordshire, WD23 3HE  
 T: 020 8950 0033  
[property@churchillsbushey.co.uk](mailto:property@churchillsbushey.co.uk)  
<https://www.churchillsbushey.co.uk>



**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.