



Avenue Rise, Bushey, WD23 3AS

Price £950,000 Freehold

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 ChurchillsBushey





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Avenue Rise, Bushey, Hertfordshire, WD23 3AS

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- Charming Spacious 3 Bedroom 2 Bathroom Semi Detached House
- Situated On A Private & Sought After Road In Bushey
- Kitchen With Separate Utility Room & Larder
- Modern Bathrooms
- Gas Central Heating / Double Glazing
- Secluded & Well Maintained Sizable Rear Garden
- Garage & Off Street Parking
- Close Proximity To Coveted State & Private Schools
- Plenty Of Options To Extend, Convert Garage Or Loft ( STPP)
- Energy Rating:D

This charming 3 bedroom, 2 bathroom semi detached character home, built in the early 1900s, is situated on a private and highly sought after road in Bushey.

Boasting high ceilings and tasteful décor throughout, the property offers a welcoming entrance hall, a separate living room and dining room, and a modern ground floor shower room. The spacious modern kitchen and breakfast room is a highlight, featuring a larder, complimented by a separate utility room. Upstairs, there are 3 generously sized double bedrooms and a stylish family bathroom. The secluded, well stocked rear garden provides a peaceful retreat, while the front of the property offers off street parking for 3 cars, complete with an electric vehicle charger, as well as a garage.

Ideally located within walking distance of Bushey High Street's shops and restaurants and close to local schools, this delightful home perfectly blends period charm with modern comfort.











ENTRANCE HALL

Double glazed stained glass, leaded light windows to the front aspect, wood flooring, dado rail, staircase to the first floor with cupboard under

DINING ROOM 13'8" (4.17m) x 12'0" (3.66m)

Double glazed leaded light window to the front bay , wood flooring, attractive fire place with fitted gas fire

LIVING ROOM 17'1" (5.21m) x 12'2" (3.71m)

Modern fitted electric fire , picture rail, feature arch, wall lights, wood flooring, double glazed windows to the rear aspect, double glazed double doors leading on to the garden

GROUND FLOOR SHOWER ROOM

Fully tiled. Corner shower cubicle, low flush wc, wash hand basin with cupboard under, chrome ladder radiator, inset spot lights, extractor fan

KITCHEN/ BREAKFAST ROOM 15'5" (4.7m) x 9'11" (3.02m)

Double aspect room with double glazed windows to the rear and side aspects. Range of wall and base units, quartz working surfaces, large under mount stainless steel sink, built in electric oven, Neff gas hob and Neff stainless steel chimney hood over, space or fridge freezer, built in Bosch dishwasher, column radiator, cupboard housing wall mounted gas fired central heating boiler (Vaillant), central breakfast bar, tiled floor, inset spotlights, door leading to a walk in larder fitted with base units, working surface and shelving, tiled floor and double glazed window to the rear aspect.

UTILITY ROOM 7'8" (2.34m) x 6'4" (1.93m)

Wall and base units, working surfaces, plumbing for washer/ dryer, tiled floor, double glazed window to the rear aspect, double glazed door leading on to the garden, door leading to the garage

FIRST FLOOR LANDING

Double glazed leaded light window to the front aspect, access to fully boarded loft

BEDROOM 1 12'0" (3.66m) x 12'0" (3.66m)

Double glazed leaded light window to the front aspect, picture rail, wardrobe cupboard

BEDROOM 2 12'0" (3.66m) x 11'11" (3.63m)

Double glazed sash window to the rear aspect, picture rail, wardrobe cupboards, cast iron fireplace feature

BEDROOM 3 12'0" (3.66m) x 9'10" (3m)

Double glazed sash window to the rear aspect, picture rail, range of fitted wardrobe cupboards

FAMILY BATHROOM

Modern bathroom. Fitted panelled bath with hand held shower attachment, low flush wc, vanity unit incorporating wash hand basin with drawers under, fitted wall mirror, corner shower cubicle, chrome ladder radiator, wall cabinet, double glazed windows to the side aspect, tiled floor, extractor fan, inset spotlights

OUTSIDE

REAR GARDEN

Secluded and well maintained rear garden with paved patio area, steps down to lawn area with mature shrubs, garden shed, outside tap

GARAGE 16'11" (5.16m) x 9'1" (2.77m)

Approached via own block paved driveway with up and over door to the front and personal door leading onto the utility room

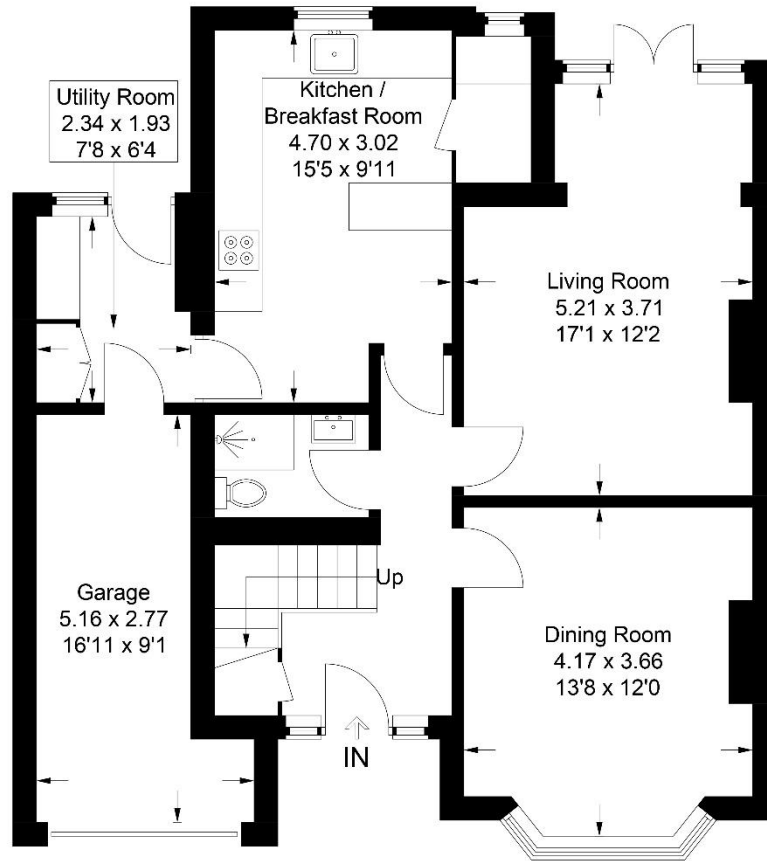
OFF STREET PARKING

To the front of the property for up to 3 cars with electric vehicle charger

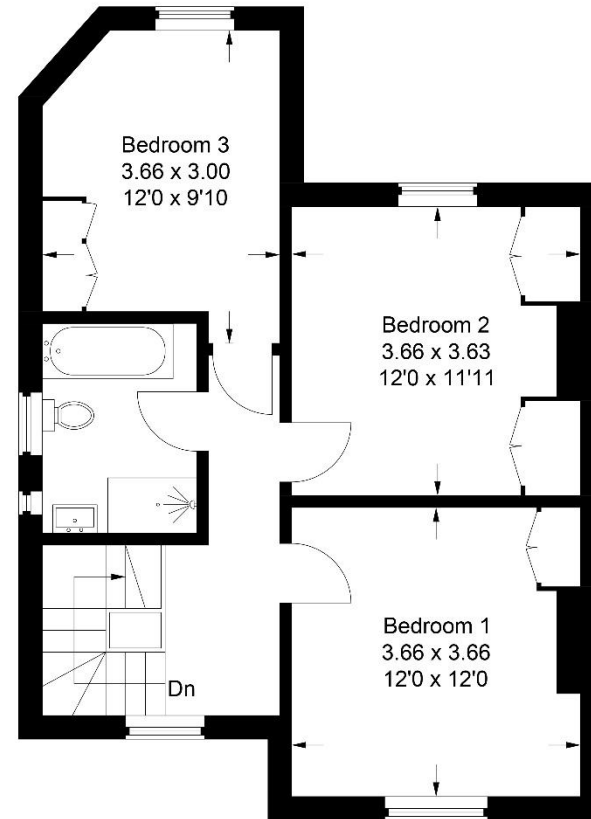
COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3095.78 2024/2025

Approximate Gross Internal Area  
 Ground Floor = 80.0 sq m / 861 sq ft  
 First Floor = 53.7 sq m / 578 sq ft  
 Total = 133.7 sq m / 1,439 sq ft



**Ground Floor**

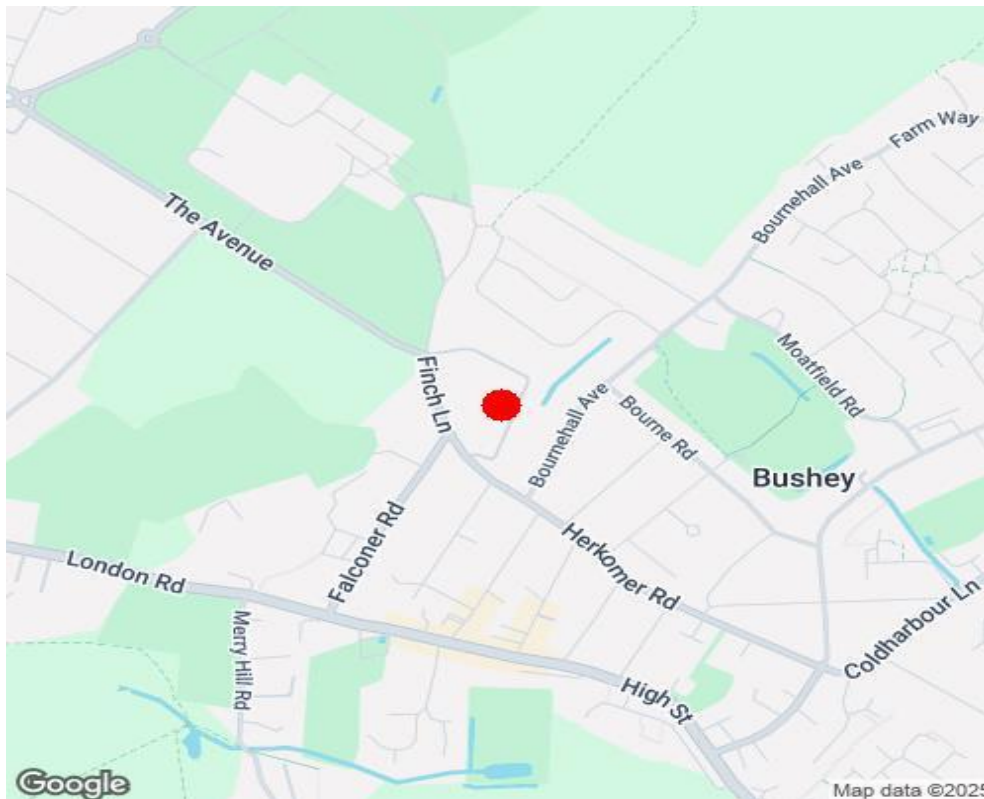
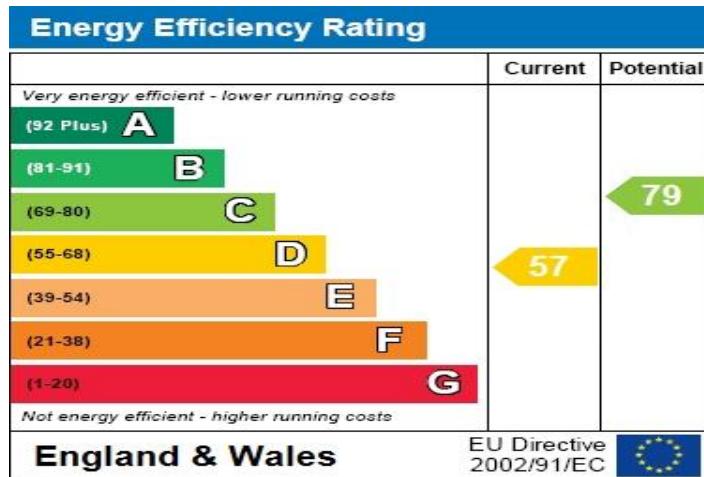


**First Floor**

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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#### 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.