



4 Chiltern Avenue, Bushey, WD23 4QA

Price £895,000 Freehold

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 ChurchillsBushey



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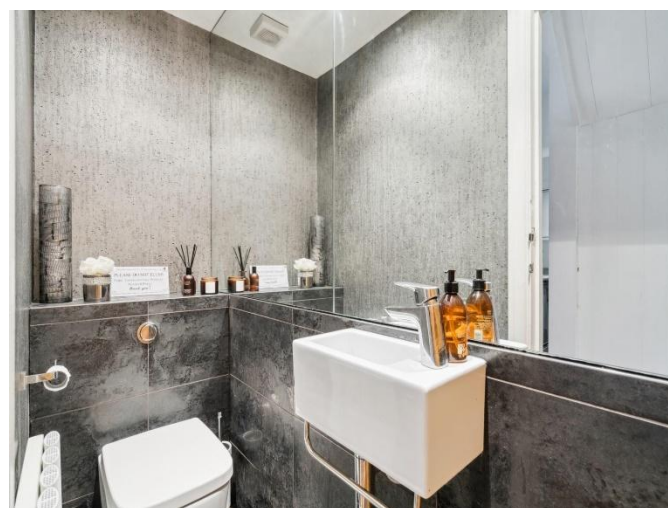
- A Double Fronted 4 Bedroom 2 Bathroom Semi Detached House
- Modern Kitchen/ Breakfast Room With Separate Utility
- Cloakroom & Two Large Bathrooms
- Internal Wooden Doors
- Gas Central Heating/ Double Glazing
- Approx 120ft Well Maintained Rear Garden
- Off Street Parking For Several Cars
- Energy Rating: C

This spacious and extended 4 bedroom, 2 bathroom semi detached home offers a well designed layout and modern comforts.

The double fronted property welcomes you with an entrance hall leading to a convenient cloakroom. The ground floor boasts a modern fitted kitchen and breakfast room, complemented by a separate utility room. A generously sized living and dining room provides an inviting space for family gatherings, while a dedicated TV room and a gym/ study add to the home's versatility. Upstairs, the landing divides into two sections, turn left to find the main bedroom, complete with a large en-suite bathroom, or turn right to access three additional bedrooms and a stylish family bathroom. The home is enhanced by double glazing, gas central heating, and internal wooden doors throughout. Outside, a beautifully maintained approx 120ft rear garden offers ample outdoor space, while the front of the property provides off street parking for several cars.

Ideally situated in a sought after residential area, the home is within close proximity to King George V Recreation Ground, local schools, and shops, making it a perfect choice for families.











ENTRANCE HALL

Stripped wood floor, inset spotlights, double glazed windows to the front aspect, staircase to the first floor with cupboards under

CLOAKROOM

Wc with concealed cistern, wash hand basin, fitted wall mirror, inset spotlights, extractor fan, part tiled walls, tiled floor

LIVING/ DINING ROOM 24'5" (7.44m) x 12'9" (3.89m)

Stripped wood floor, double glazed window to the front bay, fireplace with cupboards to alcoves, double glazed window to the rear aspect, double glazed door leading on to the garden

TV ROOM 10'0" (3.05m) x 9'7" (2.92m)

Double glazed sliding patio doors leading on to the garden, laminate wood flooring, fitted book shelves

GYM/ STUDY 9'3" (2.82m) x 8'9" (2.67m)

Double glazed patio doors leading on to the garden, fitted cupboard and shelving unit, wood flooring

KITCHEN/ BREAKFAST ROOM 16'6" (5.03m) x 10'11" (3.33m)

Modern fitted kitchen with a range of wall and base units, granite working surfaces, 1.5 bowl stainless steel under mount sink unit, fitted Neff oven, Neff gas hob with extractor chimney hood over, recess for fridge freezer, plumbing for dishwasher, cupboard housing wall mounted gas fired central heating boiler, inset spotlights, space for breakfast table, vinyl tiled floor, double glazed window to the front bay

SEPARATE UTILITY ROOM

Wall and base units, working surfaces, stainless steel sink unit with drainer, plumbing for washing machine, wine fridge, tiled floor, double glazed window to the side aspect

FIRST FLOOR LANDING

Picture rail, access to boarded and insulated loft via pull down ladder

BEDROOM 1 16'7" (5.05m) x 11'1" (3.38m)

Double glazed window to the rear aspect, fitted wardrobe cupboards, inset spotlights, door to

EN SUITE BATHROOM

Fully tiled. Freestanding bath with hand held shower attachment, low flush wc, his and hers wash hand basins, independent shower cubicle, chrome ladder radiator, double glazed window to the front aspect

BEDROOM 2 12'0" (3.66m) x 10'10" (3.3m)

Double glazed window to the rear aspect, fitted wardrobe cupboards and dressing table, inset spotlights

BEDROOM 3 12'0" (3.66m) x 10'10" (3.3m)

Double glazed window to the front aspect, fitted wardrobe cupboards and desk, picture rail, double glazed window to the front aspect

BEDROOM 4 8'0" (2.44m) x 8'0" (2.44m)

Double glazed Oriel window to the front aspect, picture rail

FAMILY BATHROOM

Fully tiled. Panelled bath with hand held shower attachment, wash hand basin with drawers under, fitted wall mirror with feature lighting, back to wall wc, corner shower cubicle, chrome ladder radiator, storage cupboards, inset spotlights, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

Approx 120ft. Well maintained with Indian sand stone patio area, lawn with mature borders, garden shed, 2 power points, outside lighting, outside tap.

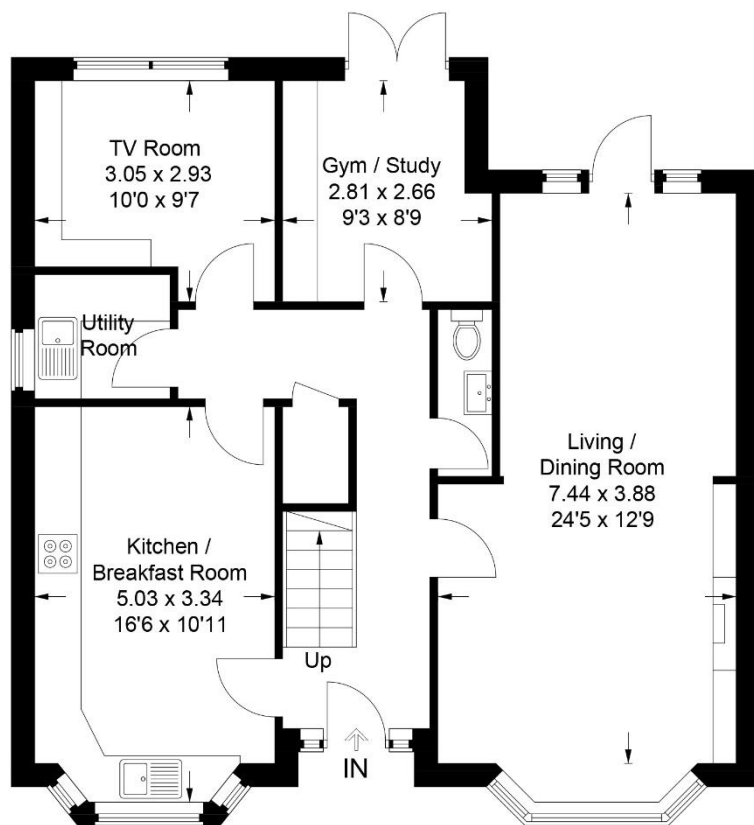
OFF STREET PARKING

Gravelled driveway to the front of the property providing parking for several cars

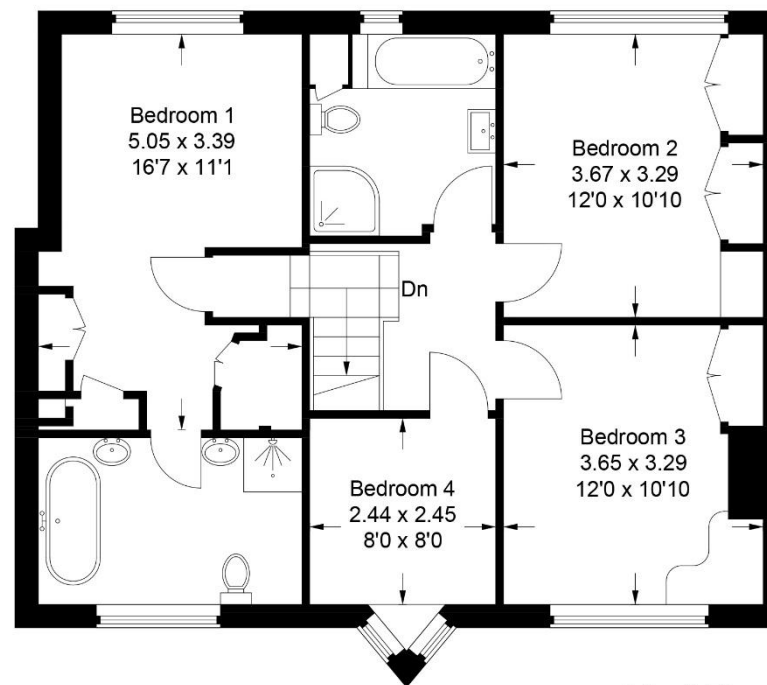
COUNCIL TAX

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

Approximate Gross Internal Area
 Ground Floor = 76.1 sq m / 819 sq ft
 First Floor = 67.9 sq m / 731 sq ft
 Total = 144.0 sq m / 1,550 sq ft



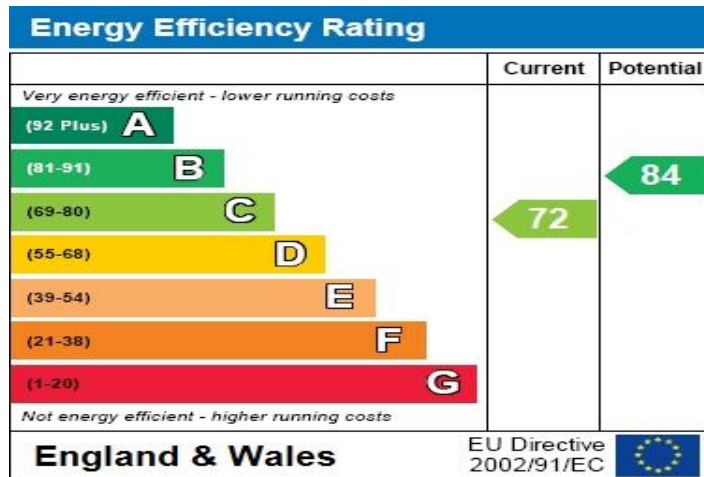
Ground Floor



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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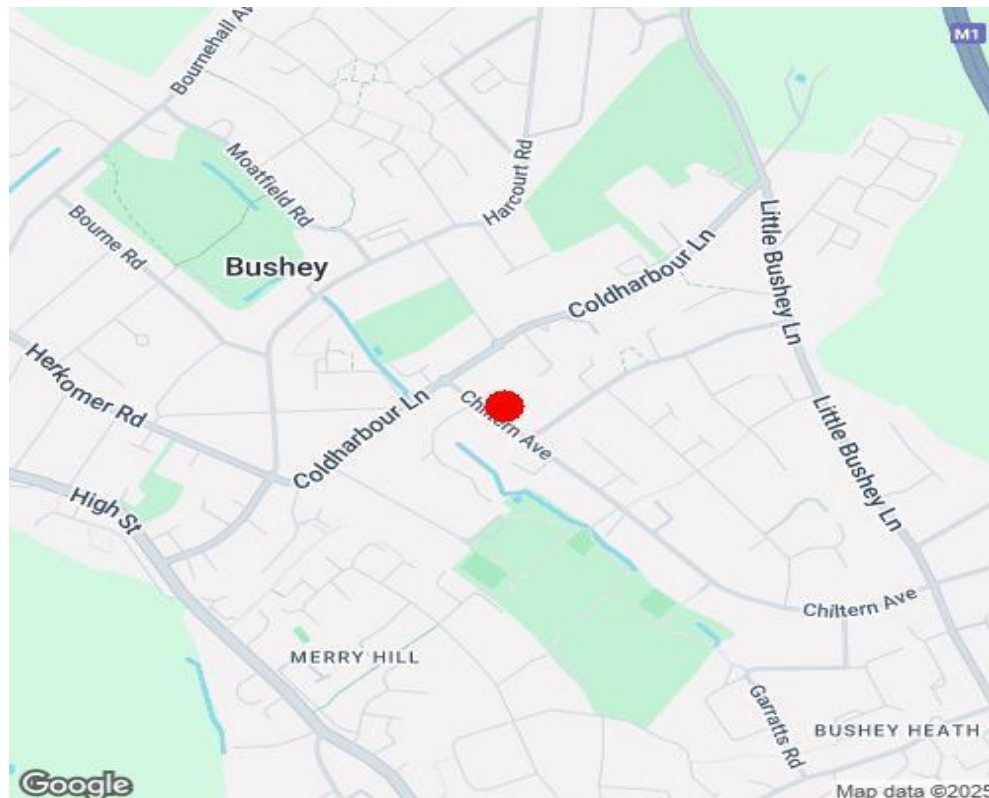
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Important Notice:

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.