



68 Wayside Avenue, Bushey Heath, WD23 4SQ

Price £625,000 Freehold

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 **Churchills**Bushey



Price £625,000

68 Wayside Avenue, Bushey Heath, Bushey,
Hertfordshire, WD23 4SQ

- An Extended 1930s 3 Bedroom Semi Detached House
- Expansive Rear Garden With Potential For Development (stpp)
- Open Plan Living Accommodation
- Bathroom With Separate WC
- Gas Central Heating/ Double Glazing
- Off Street Parking To The Front
- Sought After Location in Bushey Heath
- Energy Rating: D

This charming 1930s built 3 bedroom semi-detached home is situated in the highly sought after residential area of Bushey Heath. Extended to the rear, the property offers spacious and versatile living accommodation. Upon entering, you are welcomed by an entrance hall leading to a front reception room, and beyond that, a generous open-plan living space that seamlessly blends dining, lounge, and kitchen areas—perfect for modern family living. Upstairs, there are three well proportioned bedrooms, a family bathroom, and a separate WC. The highlight of the home is its expansive, south facing L-shaped rear garden, offering excellent potential for further development (subject to planning permission). Additional benefits include off street parking via a private driveway, double glazing throughout, and gas central heating.









ENTRANCE HALL

Double glazed leaded light window to the front aspect, dado rail, laminate wood floor, staircase to the first floor with cupboard under

FRONT RECEPTION ROOM 13'7" (4.14m) x 11'8" (3.56m)

Double glazed window to the front aspect, attractive fire place feature with fitted gas fire, glazed double doors leading on to dining room

DINING ROOM 11'6" (3.51m) x 10'1" (3.07m)

Fitted feature fireplace, cupboard and shelving to alcoves, open plan to lounge area

LOUNGE 13'2" (4.01m) x 10'5" (3.18m)

Laminate wood flooring, double glazed window to the side aspect and rear, double glazed door leading on to the garden, open plan to kitchen

KITCHEN 11'4" (3.45m) x 6'11" (2.11m)

Galley style kitchen with a range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, cooker point with extractor hood over, space for fridge freezer, plumbing for dishwasher and washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, tiled floor, double glazed window to the side aspect, additional decorative window to the side.

FIRST FLOOR LANDING

Double glazed window to the side aspect, dado rail, access to the loft access

BEDROOM 1 11'9" (3.58m) x 10'10" (3.3m)

Double glazed window to the rear aspect, corner wash hand basin with cupboard under, wardrobe cupboards

BEDROOM 2 13'7" (4.14m) x 10'6" (3.2m)

Double glazed window to the front aspect, fitted wardrobe cupboards, dado rail

BEDROOM 3 7'7" (2.31m) x 7'1" (2.16m)

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

BATHROOM

panelled bath with shower attachment over, wash hand basin, low flush wc, vinyl floor, tiled walls, double glazed window to the rear aspect

SEPARATE WC

Double glazed window to the side aspect, low flush wc, vinyl flooring, part tiled walls

OUTSIDE

REAR GARDEN

Expansive, south facing L-shaped rear garden, offering excellent potential for further development (subject to planning permission) with shingle patio area, lawn, mature shrubs, 2 garden sheds, outside light and tap, gated side access

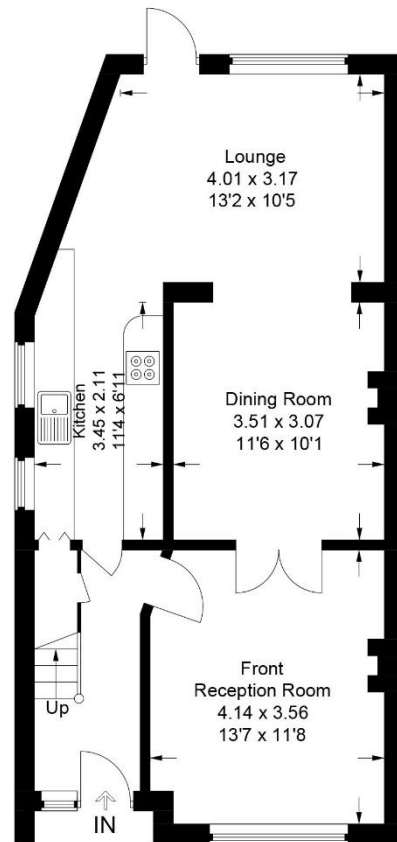
OFF STREET PARKING

Via own driveway to the front of the property

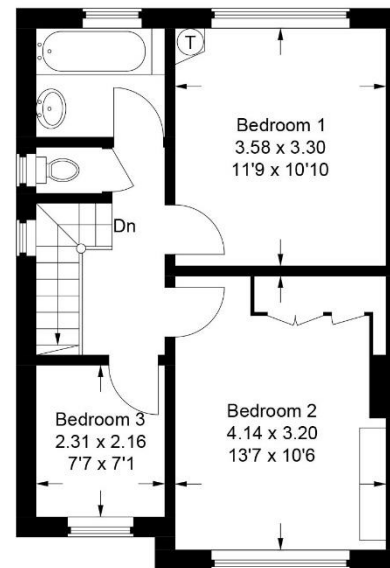
COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2747.00 2025/2026

Approximate Gross Internal Area
Ground Floor = 57.0 sq m / 613 sq ft
First Floor = 40.8 sq m / 439 sq ft
Total = 97.8 sq m / 1,052 sq ft



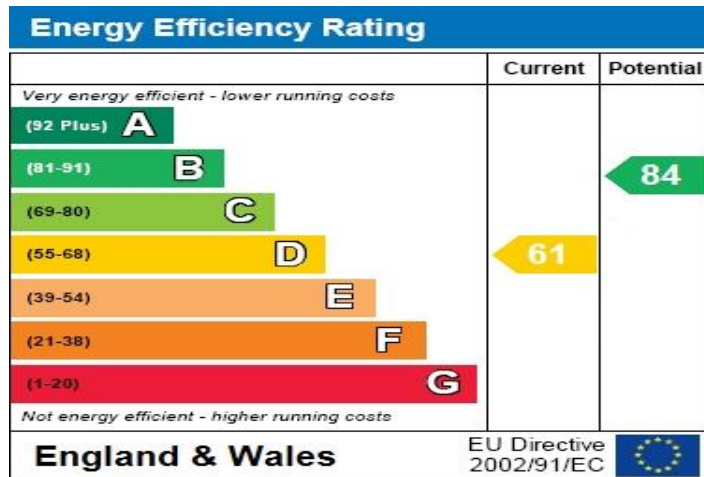
Ground Floor



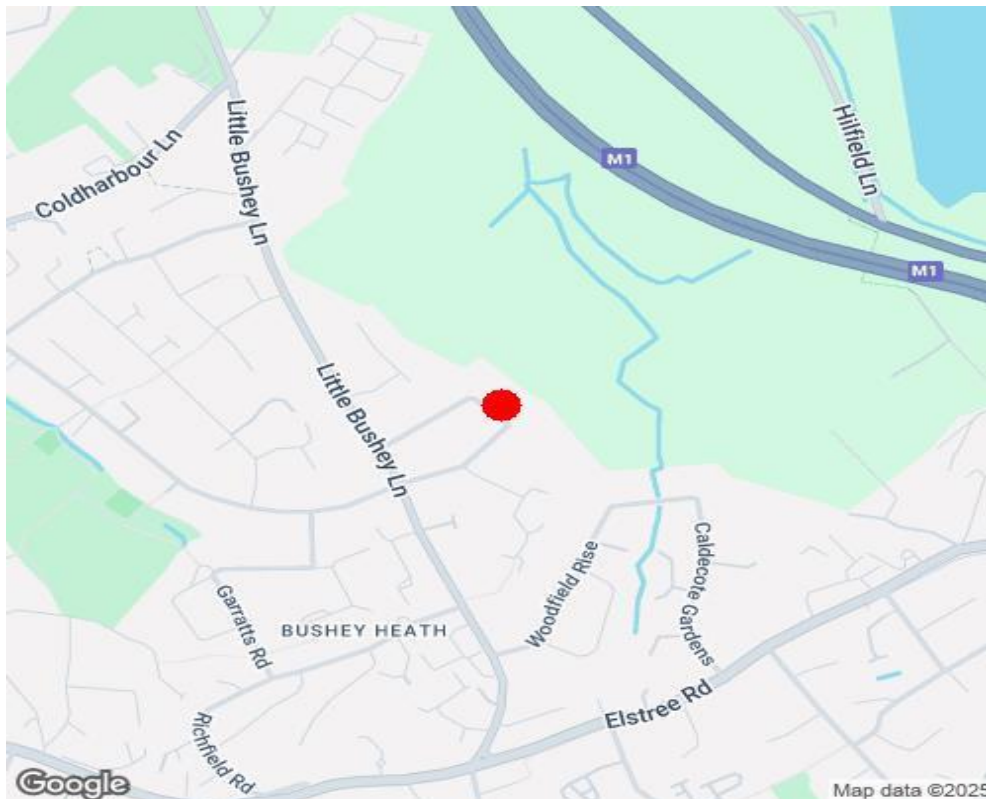
First Floor

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.