



34 Bournehall Avenue, Bushey, WD23 3AX

Price £875,000 Freehold

4

2

 **Churchills** Bushey



Price £875,000

34 Bournehall Avenue, Bushey, Hertfordshire, WD23 3AX

- An Extended 4 Bedroom 2 Bathroom Detached House
- With Annexe To The Side Providing Versatile Living Accommodation
- Gas Central Heating
- Double Glazing With Fitted White Shutters To The Front
- Large South East Facing Rear Garden
- Off Street parking To The Front
- No Upper Chain
- Energy Rating: D

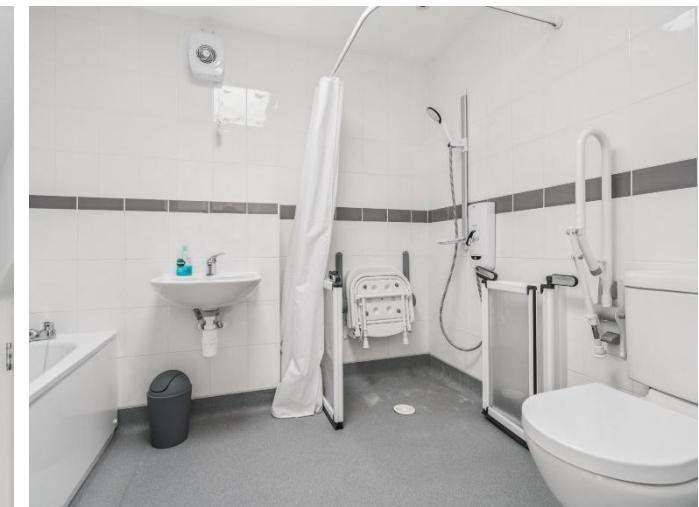
This extended 1930s 4 bedroom detached home offers spacious and versatile accommodation, ideal for family living or multi generational needs. The original layout includes an entrance hall, a cloakroom, two separate reception rooms, and a kitchen/breakfast room, which features a charming stable door opening directly onto the large, mature, and secluded south east facing rear garden. Upstairs, the main house comprises three bedrooms, all with fitted wardrobes, and a family bathroom.

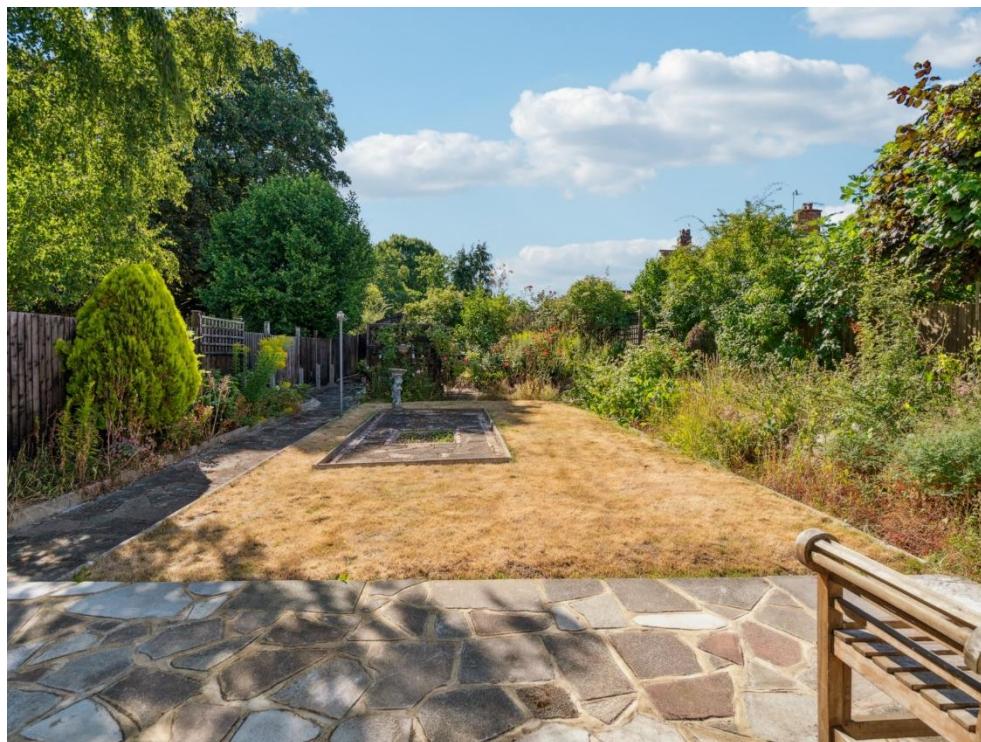
A significant extension to the side of the property provides an annexe, perfect for independent living. It includes a private entrance into a generous living room, a bedroom with direct access to the garden, and a modern wet room.



The property benefits from gas central heating, double glazing throughout, and fitted white shutters to the front facing windows. Located within walking distance of Bushey High Street and close to local schools and shops, this home is offered for sale with no upper chain.







ENTRANCE HALL

Leaded light window to the front aspect with secondary glazing, double glazed leaded light window to the side aspect, staircase to the first floor with cupboard under

CLOAKROOM

Double glazed window to the side aspect, low flush wc, wash hand basin with cupboard under, vinyl flooring

RECEPTION ROOM 1 13'8" (4.17m) x 13'0" (3.96m)

Double glazed window to the front bay with fitted white shutters, fireplace feature, picture rail, door leading to living room of annexe, sliding doors leading to

RECEPTION ROOM 2 11'11" (3.63m) x 11'7" (3.53m)

Double glazed windows to the rear aspect, leaded light window, picture rail, attractive fireplace feature, door leading to the bedroom of the annexe

KITCHEN/ BREAKFAST ROOM 16'2" (4.93m) x 11'5" (3.48m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, cooker point, extractor canopy hood, space for fridge freezer, plumbing for washing machine and dishwasher, cupboard housing wall mounted gas fired central heating boiler, storage cupboard, meter cupboard, inset spotlights, space for breakfast table, tiled floor, double glazed stable door leading on to the garden

SEPARATE ANNEXE

LIVING ROOM 15'5" (4.7m) x 11'4" (3.45m)

With own entrance door leading in to the living room. Double glazed windows to the front aspect with fitted white shutters, inset spotlights, door leading into Reception Room 1

BEDROOM 4 13'7" (4.14m) x 11'4" (3.45m)

Double aspect room with double glazed windows to the rear and side, double glazed door leading on to the rear garden, cupboard housing Megaflo, inset spotlights, door leading on to Reception Room 2

WET ROOM

Panelled bath, shower, wash hand basin, low flush wc, chrome ladder radiator, tiled walls, vinyl flooring, inset spot lights, extractor fan, Velux window

FIRST FLOOR LANDING

Double glazed window to the side aspect, picture rail

BEDROOM 1 12'8" (3.86m) x 12'6" (3.81m)

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

BEDROOM 2 11'6" (3.51m) x 11'3" (3.43m)

Double glazed window to the front aspect with fitted white shutters, feature fireplace, fitted wardrobe cupboards, picture rail

BEDROOM 3 9'5" (2.87m) x 7'8" (2.34m)

Double glazed window to the front aspect with fitted white shutters, fitted wardrobe cupboards and desk, picture rail.

BATHROOM

Double aspect room with double glazed windows to the rear and side, panelled bath with hand held shower attachment, low flush wc, wash hand basin, shower cubicle, ladder radiator, inset spot lights, extractor fan, access to the loft, tiled floor, part tiled walls

OUTSIDE

REAR GARDEN

Mature and secluded rear garden with patio areas, mature shrubs and borders, power point, outside light and tap, garden sheds, gated side access

OFF STREET PARKING

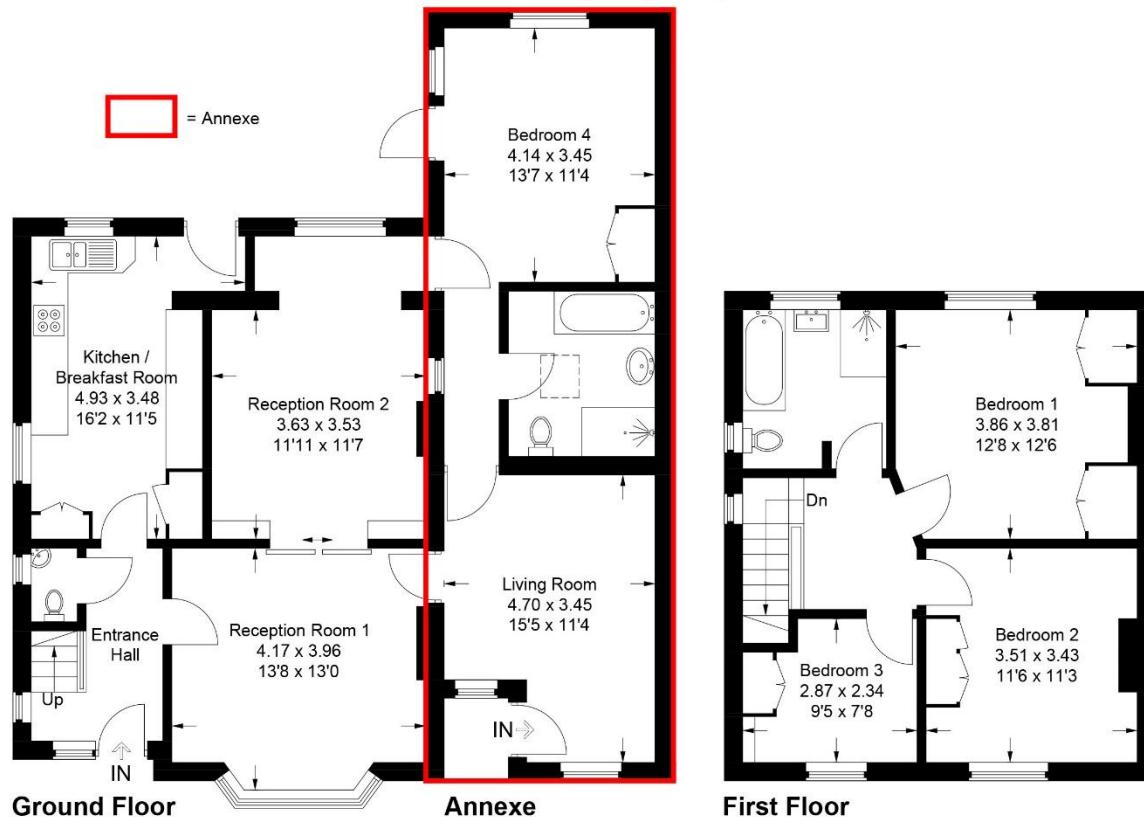
To the front of the property for 1 car

COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3246.45 2025/2026

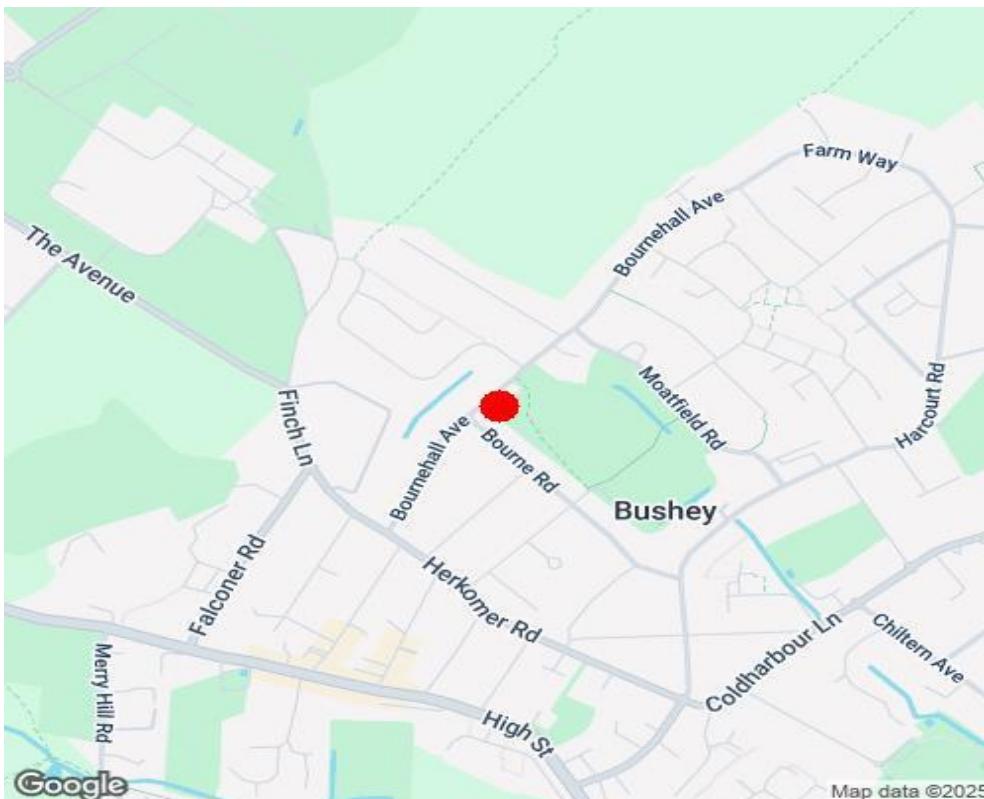
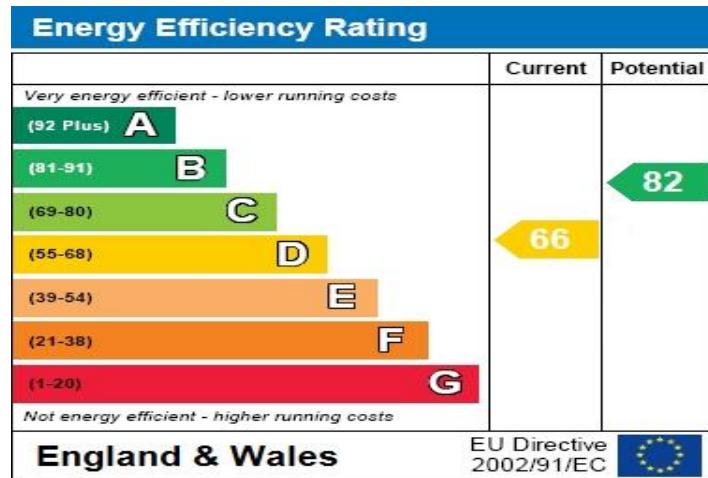
Bournehall Avenue

Approximate Gross Internal Area
Ground Floor = 56.1 sq m / 604 sq ft
First Floor = 47.7 sq m / 513 sq ft
Annexe = 39.8 sq m / 428 sq ft
Total = 143.6 sq m / 1,545 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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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.