



34b Chiltern Avenue, Bushey, WD23 4QB

Price £585,000 Freehold

4  2 

 ChurchillsBushey



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34b Chiltern Avenue, Bushey, Hertfordshire, WD23 4QB

- A 4 Bed 2 Bath Terraced House
- 25ft Through Lounge
- Ground Floor Shower Room
- Playroom/ Bedroom 4 Downstairs
- 3 Double Bedrooms With Wardrobes
- Off Street Parking
- Sought After Location
- Energy Rating: D

A 4 BEDROOM 2 BATHROOM TERRACED HOUSE
ENTRANCE HALL, 25FT THROUGH LOUNGE, KITCHEN,
SHOWER ROOM & PLAYROOM/ BEDROOM 4 ON GROUND FLOOR,
3 DOUBLE BEDROOMS WITH WARDROBE CUPBOARDS,
FAMILY BATHROOM,
GAS FIRED CENTRAL HEATING, DOUBLE GLAZING,
REAR GARDEN
OFF STREET PARKING TO THE FRONT,
SOUGHT AFTER RESIDENTIAL LOCATION
CLOSE TO KING GEORGE RECREATION GROUND







ENTRANCE HALL

Staircase to first floor with cupboard under

GROUND FLOOR SHOWER ROOM

Independent shower cubicle, wash hand basin, low flush wc

THROUGH LOUNGE 25'3" (7.7m) x 12'0" (3.66m)

Double glazed window to the front, wood flooring, inset spotlights, double glazed sliding patio doors leading on to the garden

KITCHEN 11'2" (3.4m) x 8'3" (2.51m)

Range of wall and base units with working surfaces, stainless steel sink unit with drainer and mixer tap, cooker point with extractor fan over, space for fridge, tiled wall, double glazed window to the rear

PLAYROOM/ BEDROOM 4 12'11" (3.94m) x 7'10" (2.39m)

Double glazed window to the side, wood flooring

FIRST FLOOR LANDING

BEDROOM 1 13'4" (4.06m) x 10'2" (3.1m)

Double glazed window to the rear, wardrobe cupboards, wood flooring

BEDROOM 2 12'10" (3.91m) x 9'2" (2.79m)

Double glazed window to the front, wardrobe cupboards, wood flooring

BEDROOM 3 10'3" (3.12m) x 8'4" (2.54m)

Double glazed window to the rear, wardrobe cupboards, wood flooring

BATHROOM

Fitted bath with hand held shower attachment, independent shower cubicle, low flush wc, wash hand basin with fitted mirror above, tiled walls, fitted mirrored cabinet, wood flooring, double glazed window to the front

OUTSIDE

REAR GARDEN

Lawn with borders, garden shed, gated rear access

STORE

To the front of the property

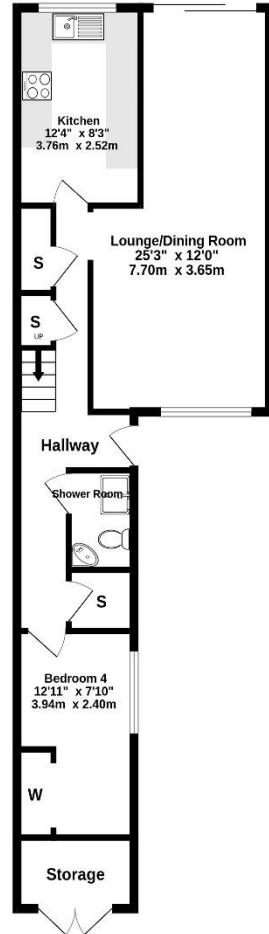
OFF STREET PARKING

To the front of the property for several cars

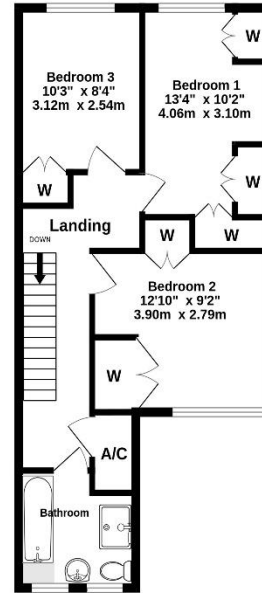
COUNCIL TAX

Hertsmere Borough Council Tax Band E £2619.51 2024/2025

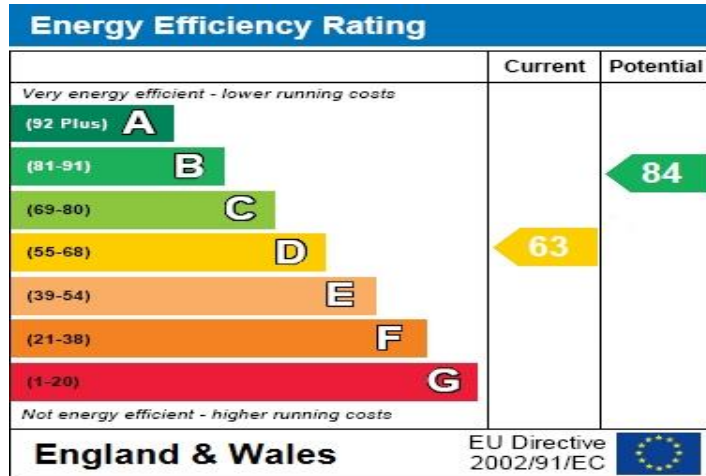
Ground Floor



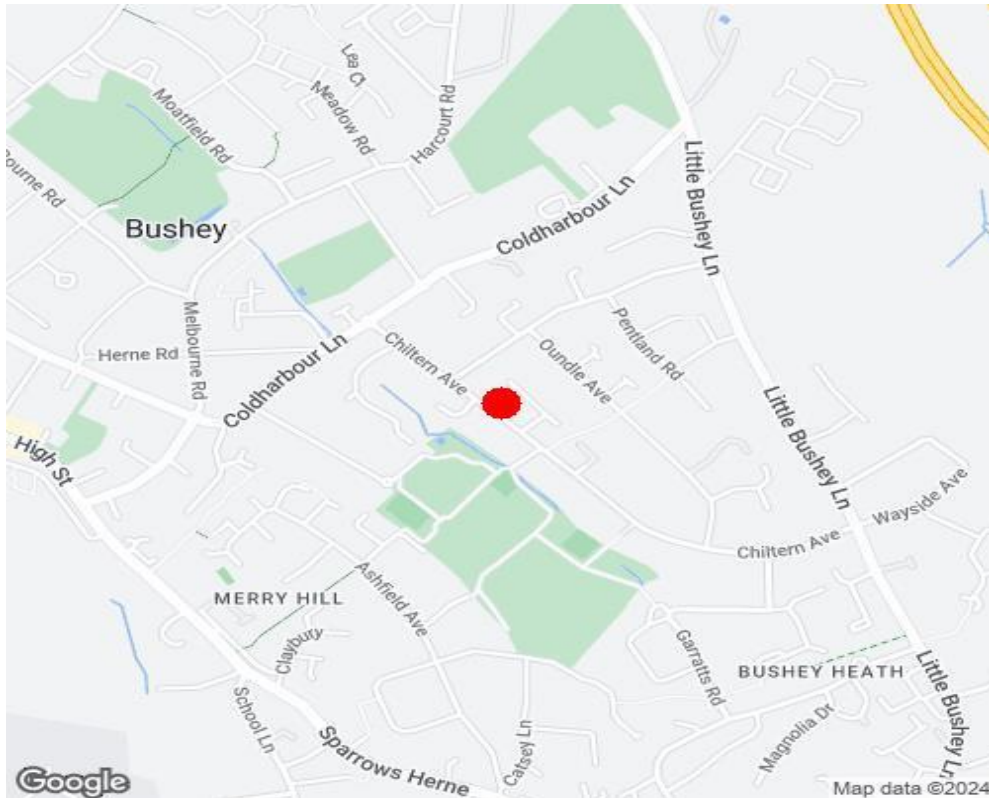
1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Churchills Bushey
 72 High Street, Bushey, Hertfordshire, WD23 3HE
 T: 020 8950 0033
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.