

Ashfield Avenue

Bushey, WD23 4HG



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

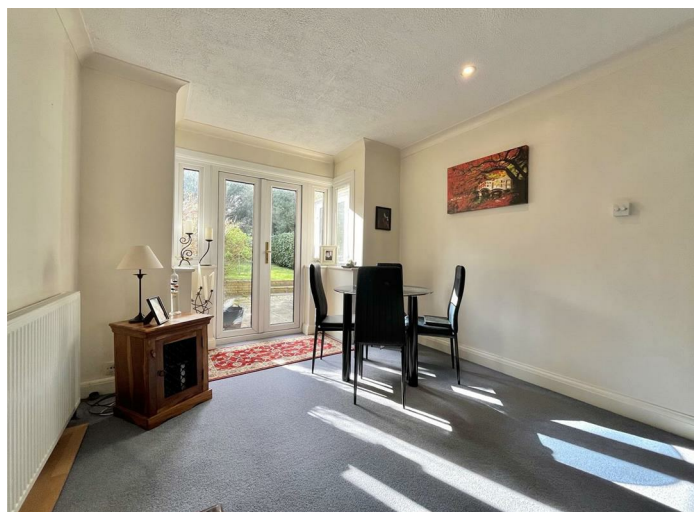
Incorporating LANGLEYS

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£625,000

- Extended Semi detached house
 - Entrance porch
 - Entrance hall
- Lounge/dining room with doors to rear garden
 - Kitchen/breakfast room
 - Dining room
- Utility area leading to a store room (partial garage conversion)
 - Three bedrooms
 - Family bathroom
- Attractive rear garden and ample off street parking to front





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JW & Co proudly presents this well maintained EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE, conveniently situated just half a mile from Bushey Heath's bustling High Road. With easy access to shops, bus services, places of worship, including churches and a synagogue, this property offers an ideal location.

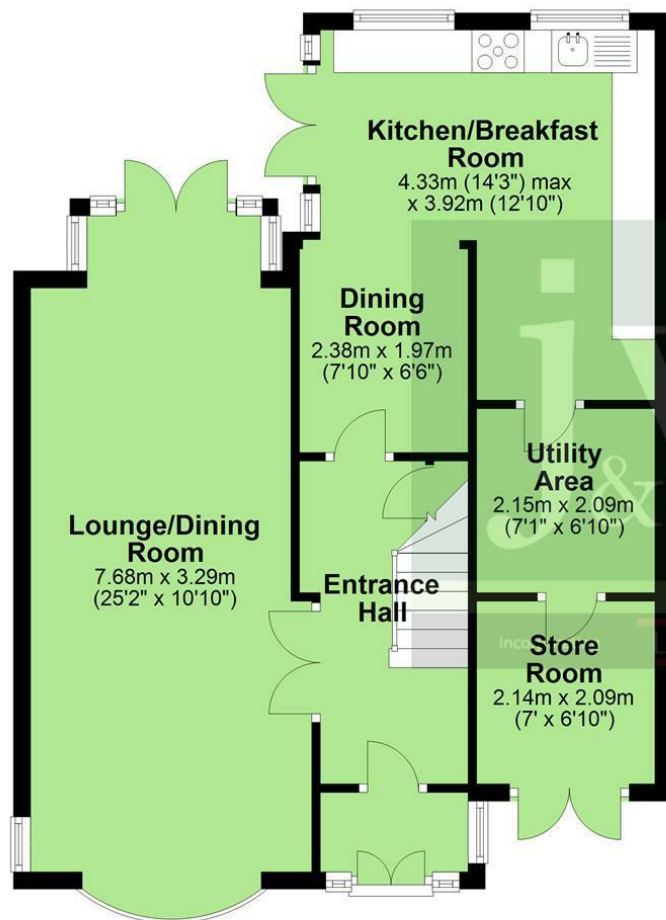
Thoughtfully cared for by its current owner, the house features an entrance porch, a welcoming entrance hall, and a spacious lounge adorned with a bay window to the front and double doors leading to the rear garden. Additionally, there's a well-appointed kitchen/breakfast room with an adjoining dining area and utility area, as well as a partially converted garage providing flexible space.

Upstairs, the first floor hosts three bedrooms and a family bathroom, ensuring ample comfort for the entire family. Externally, the property boasts a generously sized rear garden, a partially converted garage, and ample off-street parking at the front, making it a truly delightful residence.



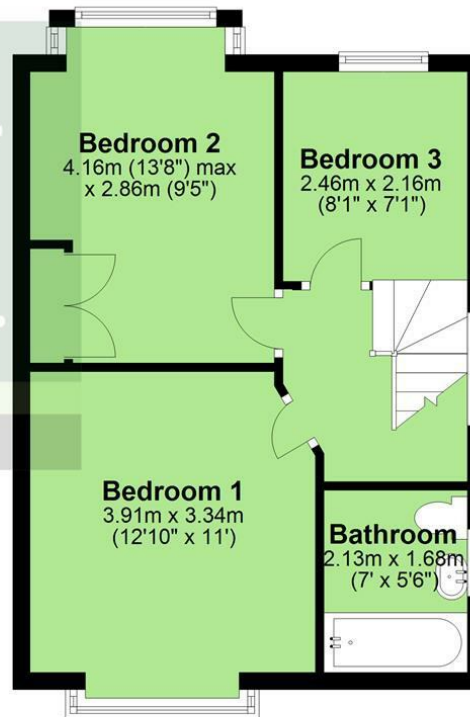
Ground Floor

Approx. 61.7 sq. metres (663.8 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



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Lounge/dining room
25'2" x 10'10" max (7.67m x 3.30m max)

Kitchen/breakfast room
14'3" x 12'10" max (4.34m x 3.91m max)

Dining room
7'10" x 6'6" (2.39m x 1.98m)

Utility area
7'1" x 6'10" (2.16m x 2.08m)

Store room
7' x 6'10" (2.13m x 2.08m)

Bedroom One
12'10" x 11' (3.91m x 3.35m)

Bedroom Two
13'8" x 9'5" (4.17m x 2.87m)


Bedroom Three
8'1" x 7'1" (2.46m x 2.16m)

Bathroom
7' x 5'6" (2.13m x 1.68m)

Total area: approx. 98.9 sq. metres (1064.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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