



**Connells**

Ashfield Avenue  
Bushey



## Property Description

This well-presented three bedroom semi-detached family home is beautifully maintained throughout and offers well-balanced living accommodation, ideal for modern family life. The property has been tastefully decorated, creating a warm and welcoming feel from the moment you step inside.

The ground floor benefits from two generous reception rooms, a well-appointed kitchen with breakfast area, a useful utility room and a downstairs cloakroom, providing excellent practicality and flexibility. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the home boasts a large, mature rear garden, perfect for entertaining or family enjoyment, along with a driveway providing off-street parking. An ideal opportunity for buyers seeking a ready-to-move-into home with generous indoor and outdoor space.

## Ground Floor

### Entrance Porch

Door to front aspect.

### Entrance Hall

Door to front aspect, window to side, understairs storage cupboard.

### Lounge

Window to front aspect and radiator.

### Dining Room

Radiator.

### Kitchen

Door to garden, window to rear aspect, gas hob, electric oven, cooker-hood, wall and base units, work surfaces, integrated microwave, plumbing for dishwasher/washing machine, space for fridge/freezer, one and a half bowl sink with drainer.

### Utility Room

### First Floor

### Landing

Loft access - the vendor has advised the loft is partially insulated and boarded.

### Bedroom 1

Window to front aspect and radiator.

### Bedroom 2

Window to rear aspect and radiator.

### Bedroom 3

Window to front aspect and radiator.

### Bathroom

Window to rear aspect, partially tiled, vanity unit, bath with mixer taps, water closet, and heated towel rail.

## Outside

## Front

Driveway and side access.

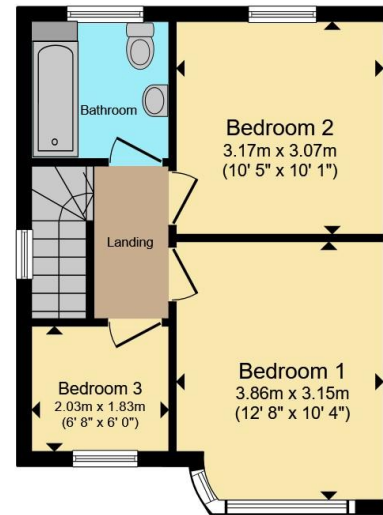
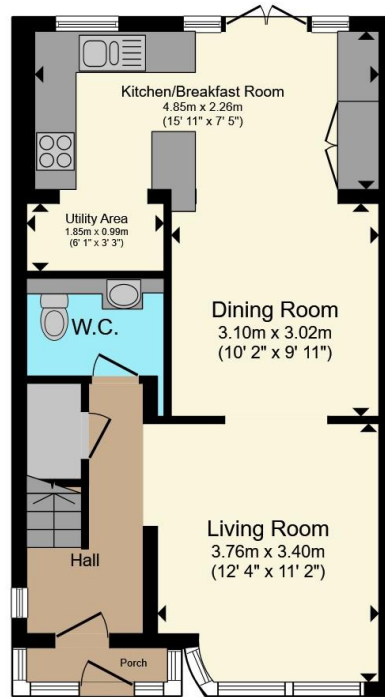
## Rear

Patio, laid to lawn and shrubbery.









**Ground Floor**

**First Floor**

Total floor area 81.6 m<sup>2</sup> (878 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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86 High Street  
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EPC Rating: D Council Tax  
Band: E

Tenure: Freehold

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