

FREEHOLD



House - Semi-Detached (EPC Rating: )

ASHDON ROAD, BUSHEY, WD23 2HX

£450,000

WARREN  
ANTHONY



# 3 Bedroom House - Semi-Detached located in Bushey

Chain-free and freehold three-bedroom semi-detached home in sought-after Bushey. Two bright reception rooms, modern kitchen, and family bathroom. Ideal for buyers seeking a well-located property with scope to personalise.

This three-bedroom semi-detached family home offers well-balanced living space across two floors, ideal for families or first-time buyers seeking a home in a popular Bushey location. Chain Free and Freehold.

On approach small front garden with steps to enclosed UPVC porch. Front door to:

## Hallway

Welcoming entrance hall with stairs leading to the first floor, doors leading to the front reception room and the kitchen.

## Ground Floor

### Reception Room

(14'9"×11'2"/4.50m×3.39m)

A bright and spacious front reception with bay window, carpet to floor, gas fireplace, radiator, powerpoints. Coving to ceiling and pendant lighting.

### Reception Room 2

(11'2"×10'0"/3.39m×3.04m)

A second living area or dining room overlooking the garden. With carpet to floor, fireplace and alcoves, pendant lighting, UPVS door to garden.

### Kitchen (10'0"×5'1"/3.04m×1.54m)

Galley style kitchen with plenty of wall and base units - UPVC door to and window to garden. integrated gas hob and oven, boiler,

space and plumbing for washing machine and fridge.

## First Floor

### Bedroom 1 (12'0"×10'1"/3.65m×3.07m)

Generous double bedroom overlooking the front of the property, carpet to floor, plenty of room for storage and double bed.

### Bedroom 2 (11'8"×10'1"/3.54m×3.07m)

Another comfortable double bedroom with space for wardrobes and storage.

### Bedroom 3 (7'1"×6'1"/2.16m×1.86m)

A well proportioned third bedroom, ideal as a child's room, home office or nursery.

### Bathroom (6'1"×5'9"/1.86m×1.74m)

Family bathroom with walk in assisted shower, basin, and WC.

## Outside

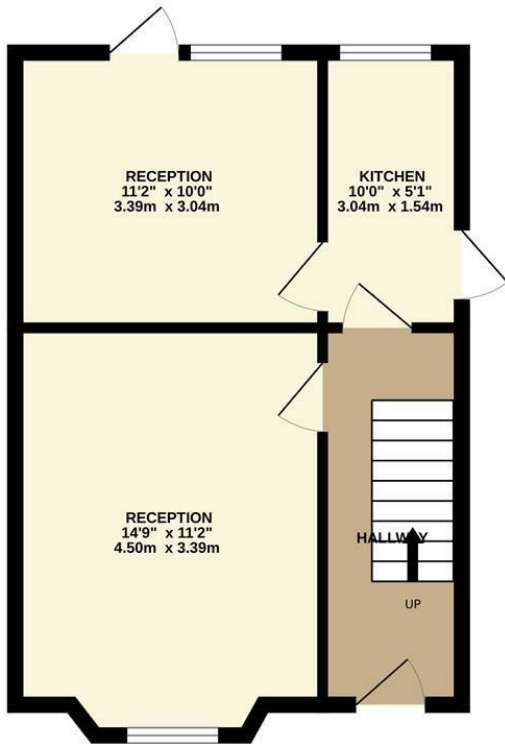
The property benefits from a larger-than-average rear garden, offering excellent space for landscaping, family use or future extension possibilities (STPP).

The EPC has been ordered and will be updated to these details shortly.

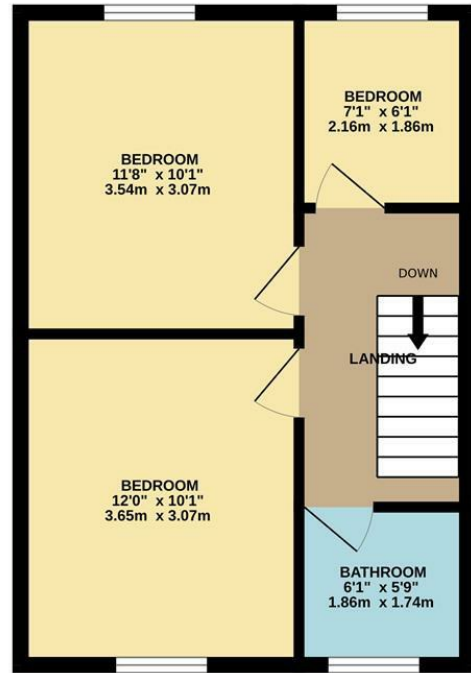


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GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

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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Council Tax Band

Energy Performance Graph

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

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