



171 Ashfield Avenue, Bushey – WD23 4TB

Offers Over **£450,000**

 **Churchills**Bushey



171 Ashfield Avenue

Bushey

Perfectly positioned for convenient modern living, this well-presented 2 bedroom terrace home offers a comfortable lifestyle in a quiet cul-de-sac setting, while remaining within easy walking distance of Bushey High Street and its array of shops, restaurants and local amenities. The property features an entrance porch, an entrance hall, a spacious 16ft living room, modern kitchen/breakfast room, downstairs WC and two well-proportioned double bedrooms, complemented by a family bathroom and rear garden. The property benefits from gas central heating and double glazing throughout. The current vendor has freshly painted throughout, added new sockets with USB charging points and installed new kitchen flooring. There is also potential to extend to the rear, subject to the necessary planning permission, offering scope to adapt the property in the future. With no upper chain, this is an appealing opportunity for first-time buyers looking for a well-connected home with room to grow.





171 Ashfield Avenue

Bushey

- Modern 2 Bedroom Terrace House
- Cul De Sac Location
- 1980s Timber Framed Property
- 16ft Living Room
- Kitchen/ Breakfast Room
- Downstairs WC
- South East Facing Rear Garden
- No Upper Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



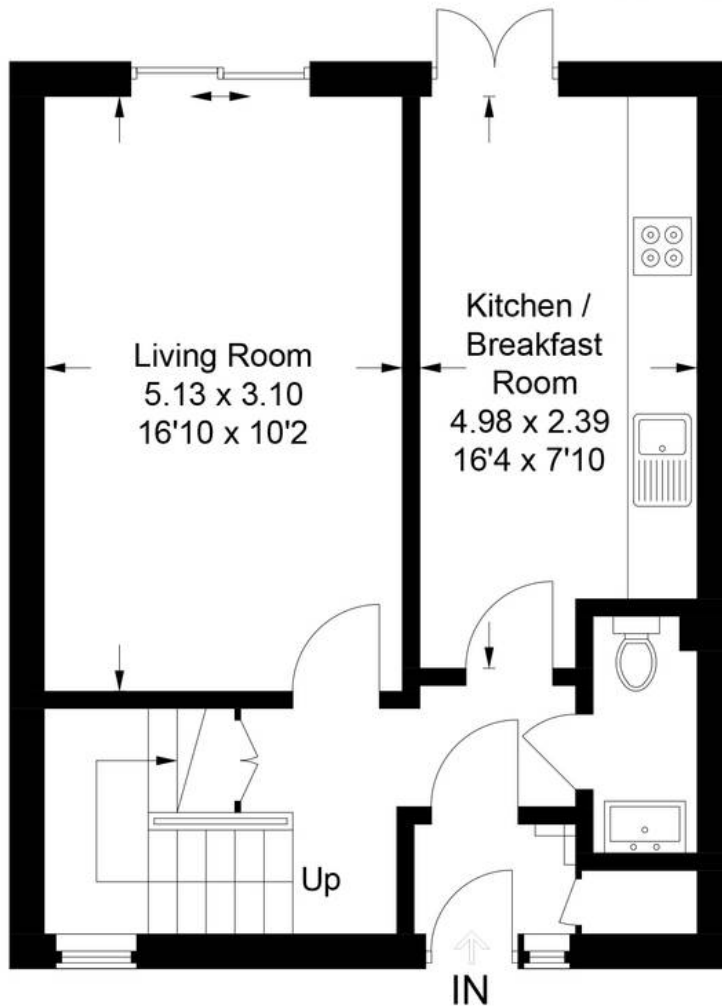




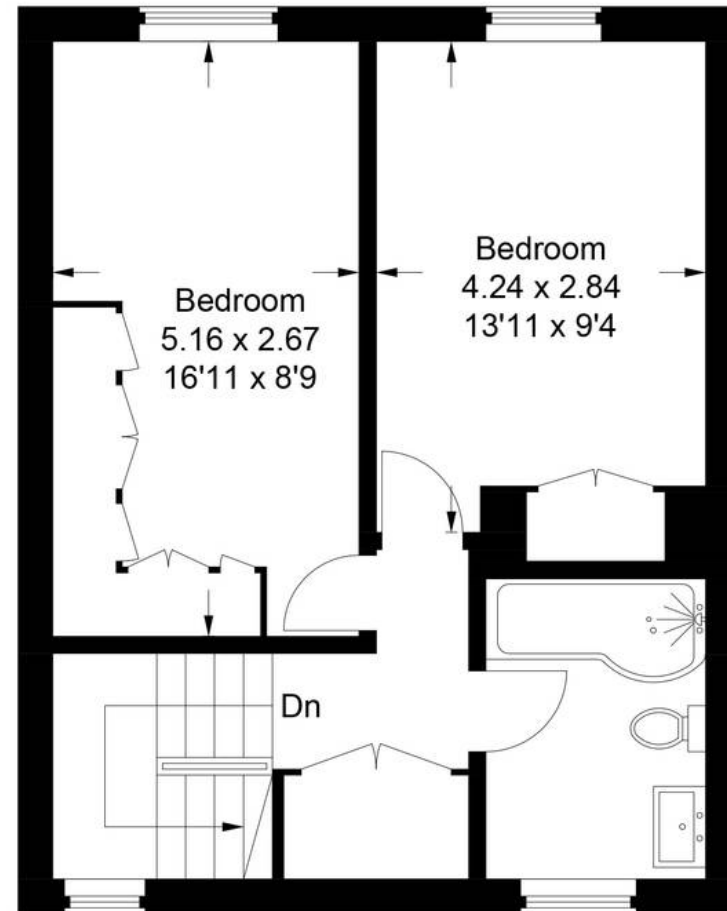


Ashfield Avenue

Approximate Gross Internal Area
Ground Floor = 41.5 sq m / 447 sq ft
First Floor = 41.0 sq m / 441 sq ft
Total = 82.5 sq m / 888 sq ft



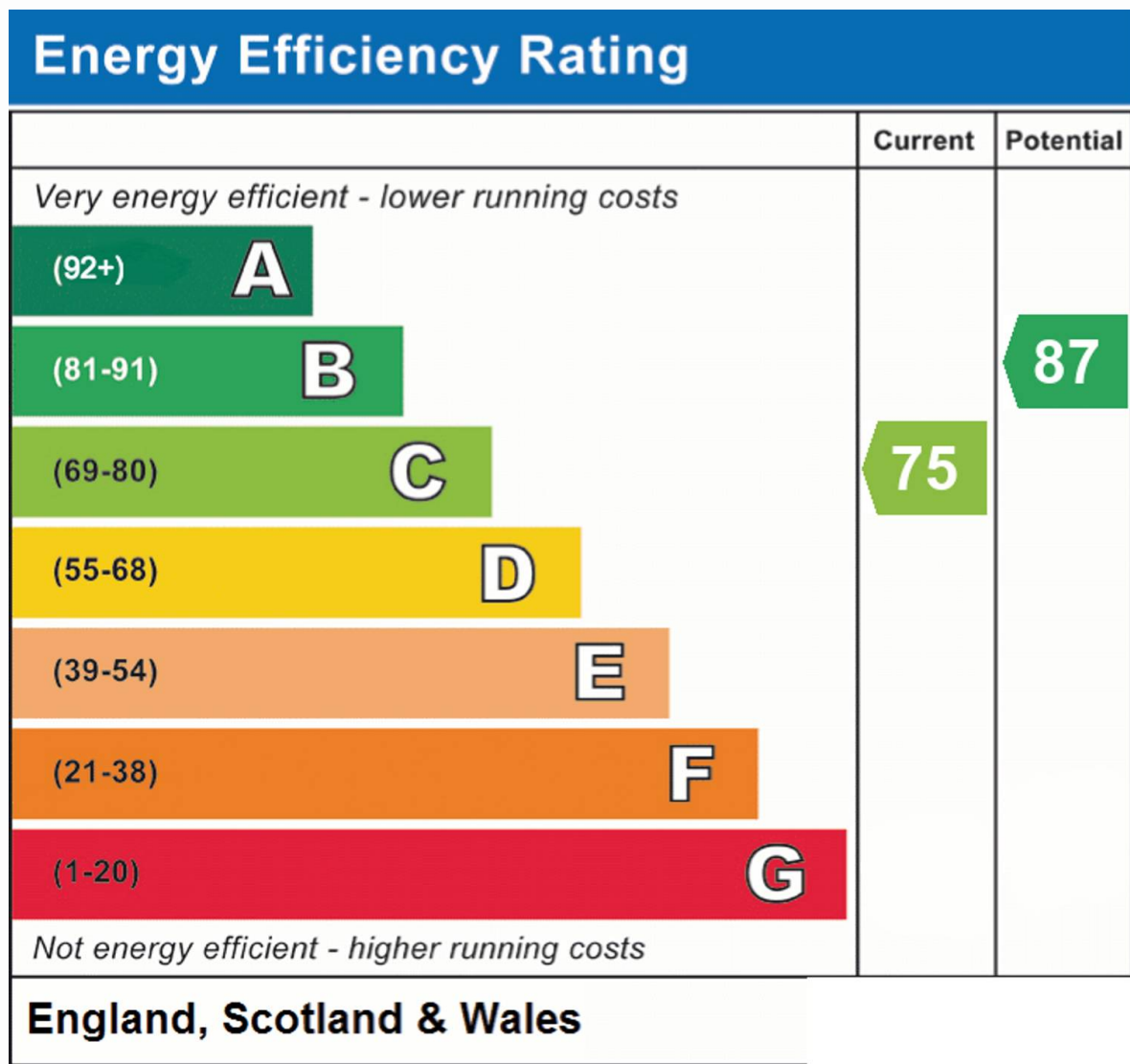
Ground Floor



First Floor

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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Churchills – Bushey

Churchills Estate Agents, 72 High Street – WD23 3HE

020 8950 0033

churchillsbushey.co.uk

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