



37 Ashdon Road, Bushey – WD23 2HX
£435,000

 ChurchillsBushey



A 3 bedroom semi-detached house offering excellent potential for modernisation and extension, subject to the necessary planning consents, ideally situated in a convenient residential location close to Watford Town Centre. The property features a welcoming entrance hall, two separate reception rooms, a kitchen, three well-proportioned bedrooms and a shower room. To the rear is an attractive garden, providing a pleasant outdoor space.

Further benefits include residents' permit parking, gas central heating and double glazing. The property is ideally positioned for easy access to the excellent range of amenities, transport links and shopping facilities available in Watford Town Centre, including the popular Harlequin Shopping Centre.

Offered for sale with no upper chain, this property represents an exciting opportunity for buyers looking to modernise, extend and create a home tailored to their own requirements.





- 3 Bedroom Semi Detached House
- In Need of Updating
- Two Separate Reception Rooms
- Attractive Rear Garden
- Potential To Extend (STPP)
- Convenient Location
- No Upper Chain

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





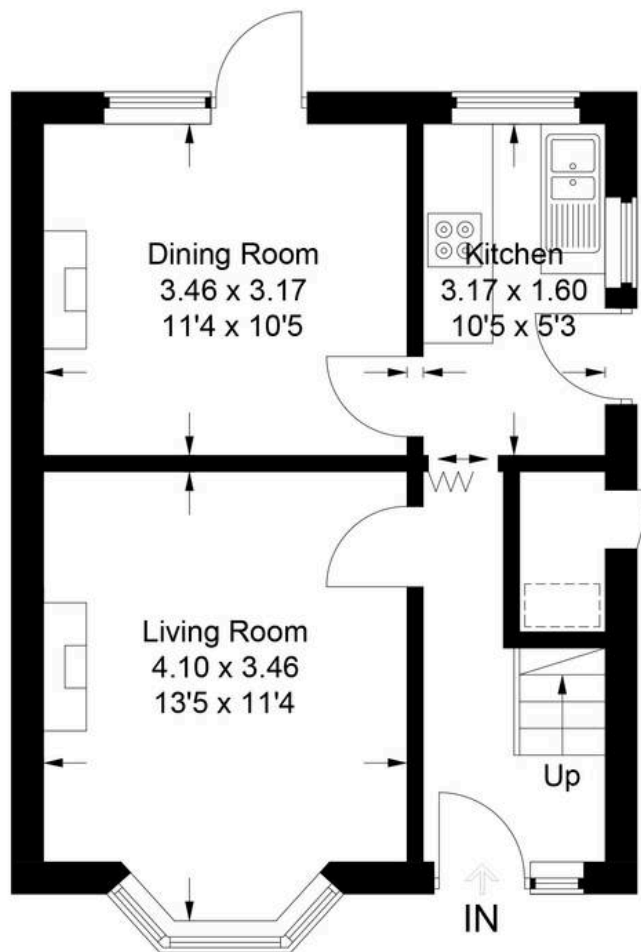




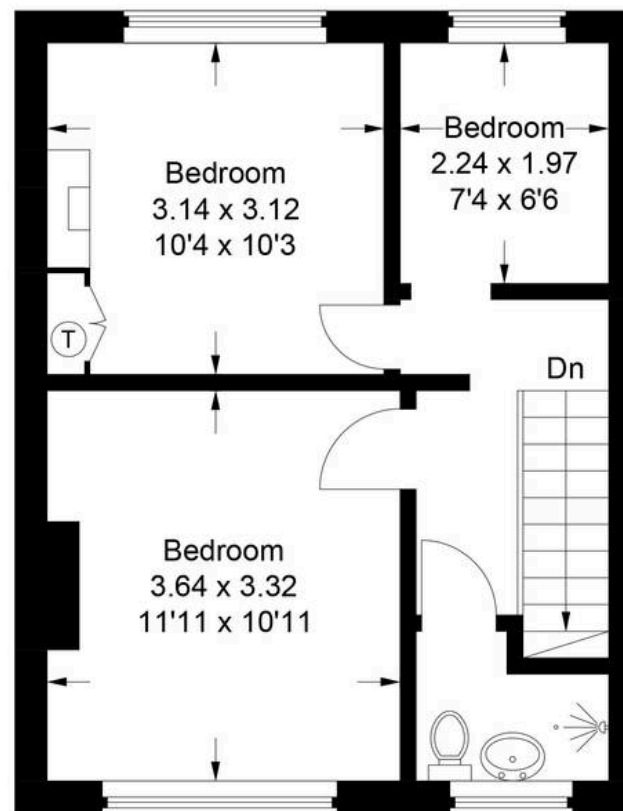


Ashdon Road

Approximate Gross Internal Area
Ground Floor = 35.7 sq m / 384 sq ft
First Floor = 36.2 sq m / 390 sq ft
External Cupboard = 1.2 sq m / 13 sq ft
Total = 73.1 sq m / 787 sq ft



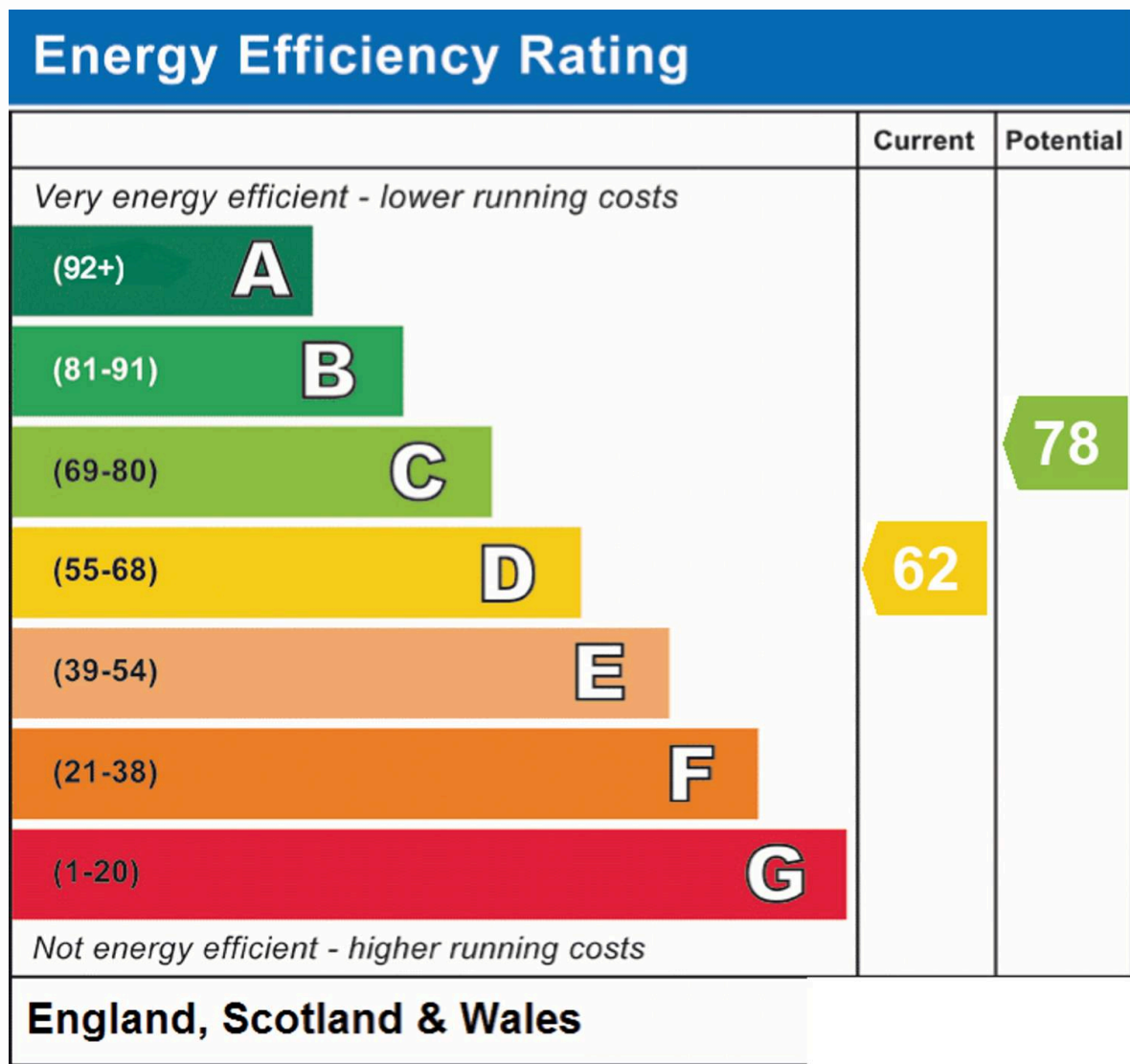
Ground Floor



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.

© CJ Property Marketing Ltd Produced for Churchills



Churchills – Bushey

Churchills Estate Agents, 72 High Street – WD23 3HE

020 8950 0033

churchillsbushey.co.uk

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. 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.