



17 Chiltern Avenue, Bushey – WD23 4PY  
£1,200,000





Enjoying a prime position in a desirable residential setting, this attractive double-fronted 5 bedroom detached family home offers an exceptional blend of character, versatility and modern family living. Designed for both everyday comfort and entertaining, the heart of the home is the impressive open-plan kitchen and breakfast room with a central island, flowing effortlessly into the dining area, while the generous double-aspect family/TV room and bright bay-fronted living room provide inviting spaces to relax and unwind. The flexible ground floor also benefits from a separate utility, downstairs wc, a bedroom and shower room, ideal for guests, multi-generational living or home working. Upstairs, four generously sized bedrooms provide comfortable family accommodation, including a bedroom featuring a walk-in wardrobe. These are served by a well-appointed family bathroom. Outside, the mature rear garden provides a private sanctuary with attractive sandstone patio areas, creating the perfect setting for al fresco dining and outdoor entertaining. With ample off-street parking, excellent local amenities nearby and the open green spaces of King George V Recreation Ground just moments away, this impressive home delivers an enviable lifestyle for growing families. Offered for sale with no upper chain, the property presents an excellent opportunity for a smooth and straightforward move.



## Bushey

- Spacious 5 Bed 2 Bath Double Fronted Detached House
- Open Plan Kitchen/ Breakfast/ Dining Room
- Two Separate Reception Rooms
- Separate Utility Room
- Downstairs WC
- Mature Rear Garden
- Off Street Parking For Several Cars
- Convenient Residential Location
- No Upper Chain

Council Tax band: G

Tenure: Freehold

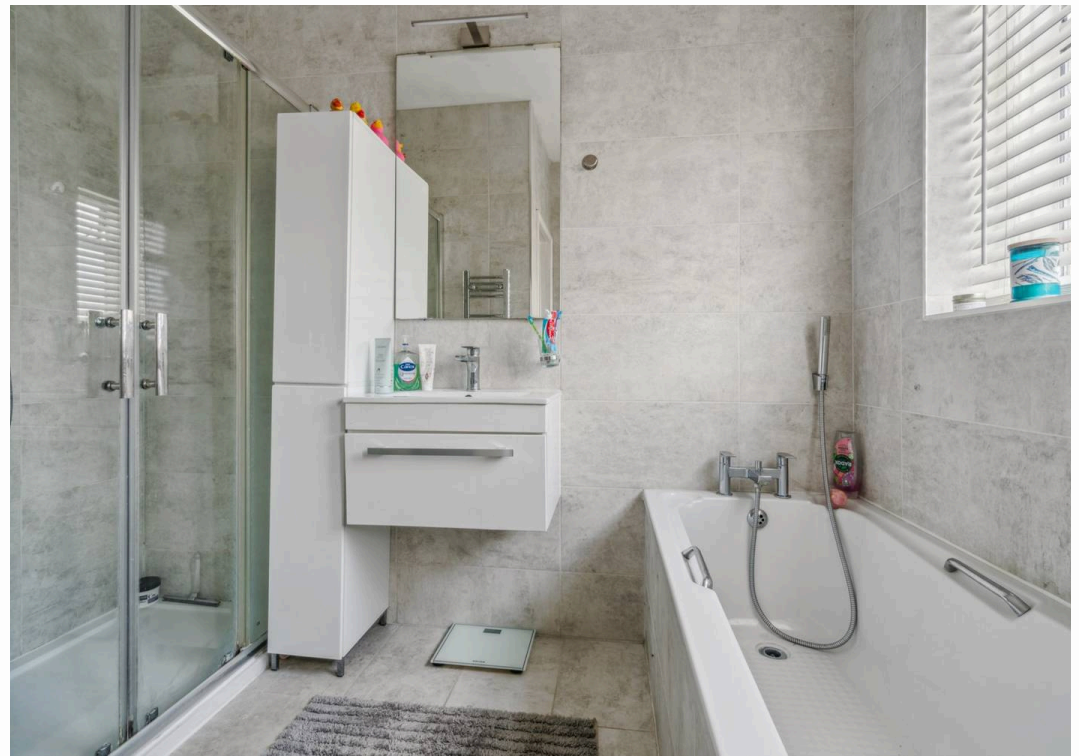
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E











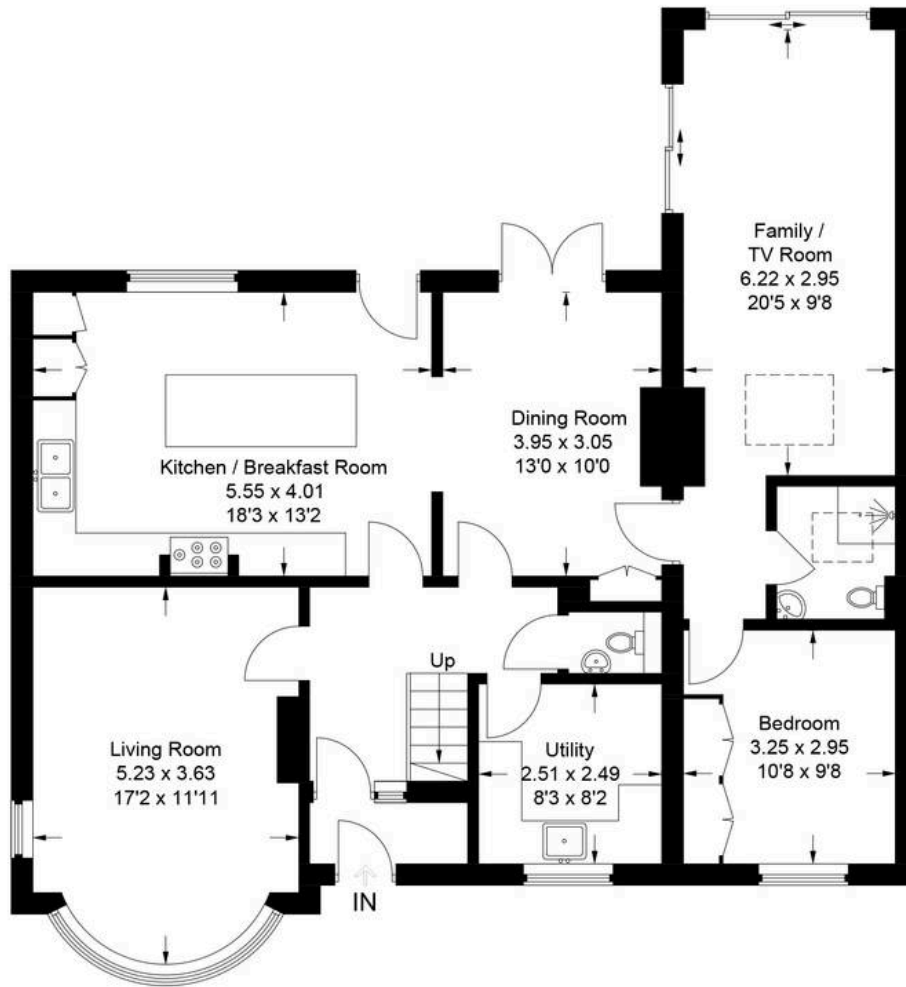
# Chiltern Avenue

Approximate Gross Internal Area  
(Including Annexe)

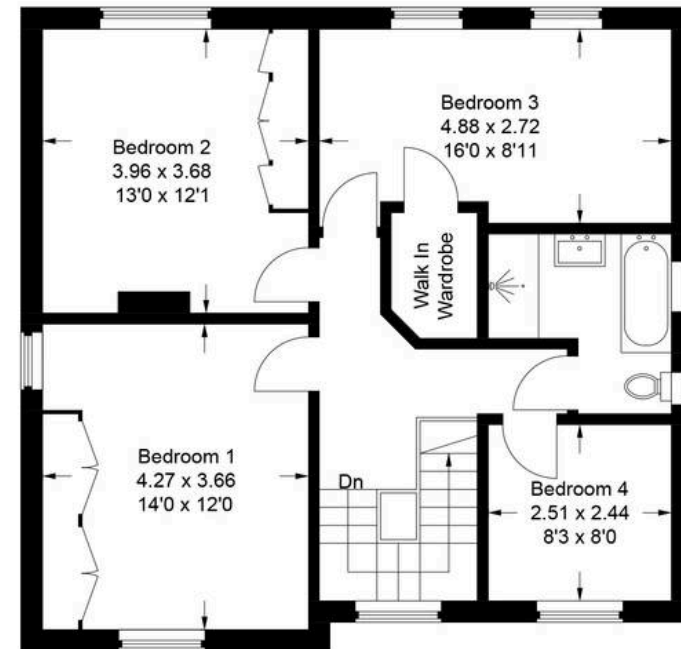
Ground Floor = 110.8 sq m / 1193 sq ft

First Floor = 71.0 sq m / 764 sq ft

Total = 181.8 sq m / 1,957 sq ft



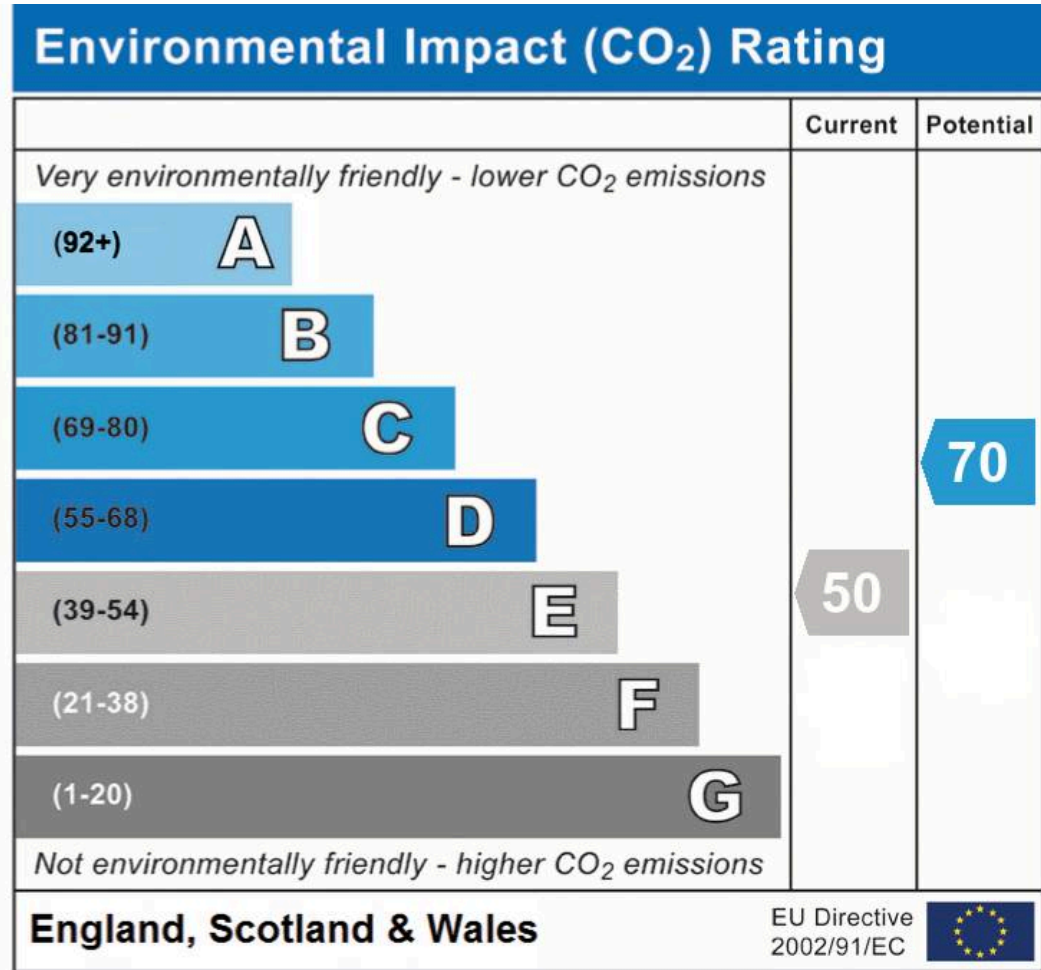
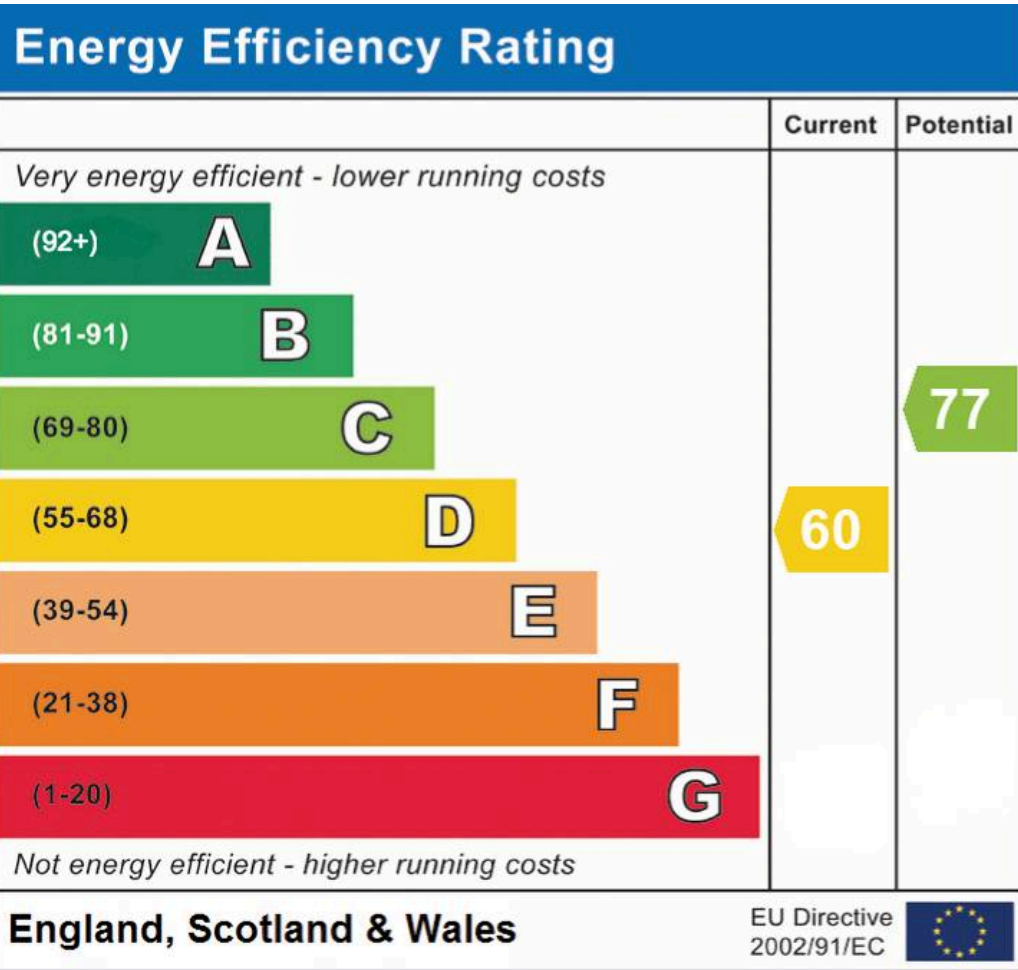
**Ground Floor**



**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

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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.