



**22a Avenue Rise, Bushey – WD23 3AS**

In Excess of **£1,000,000**

 **Churchills**Bushey



Nestled on a sought after private road in Bushey, this double fronted, 3 bedroom, 2 bathroom detached home offers spacious accommodation and excellent potential. The property features a solid oak entrance door opening into a welcoming hallway adorned with a characterful stained glass window. The ground floor includes two generously sized reception rooms, a well proportioned kitchen, a cloakroom, and a 24ft double glazed conservatory that overlooks the rear garden. Upstairs, another stained glass window enhances the landing, leading to three double bedrooms and two separate shower rooms. Additional benefits include gas central heating, double glazing throughout, a garage to the side with a private driveway offering extra parking, and both well maintained front and secluded rear gardens. Although the home requires general modernisation, it presents scope for extension, subject to local planning consent. Ideally located within walking distance of Bushey High Street's shops, restaurants, bus routes, and local schools, this property is offered with no upper chain, making it an excellent opportunity for buyers seeking to create a bespoke family home.





- A Double Fronted 3 Bedroom 2 Bathroom Detached House
- Sought After Private Road In Bushey
- Spacious Reception Rooms
- Well Maintained Front & Rear Gardens
- Garage & Off Street Parking
- Scope For Extension (STPP)
- No Upper Chain

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



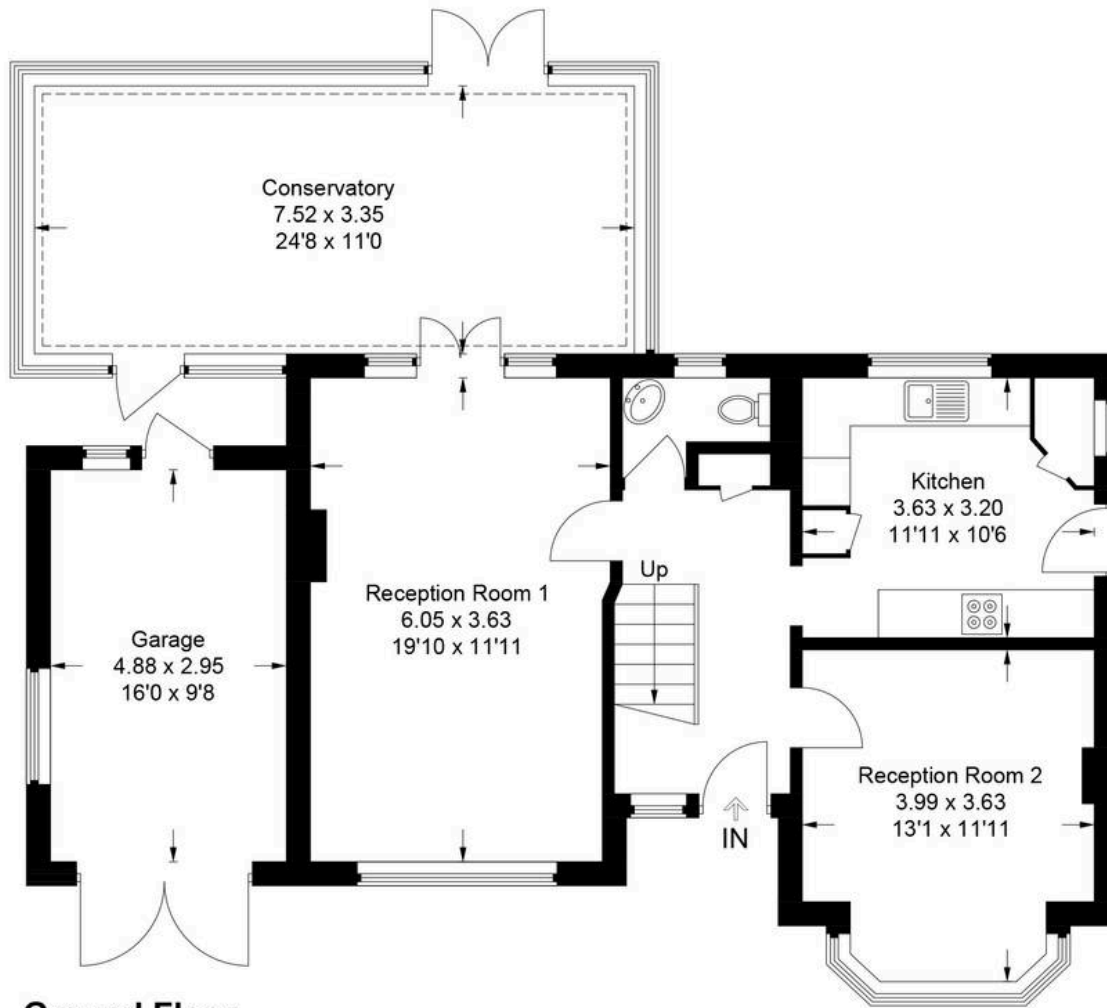




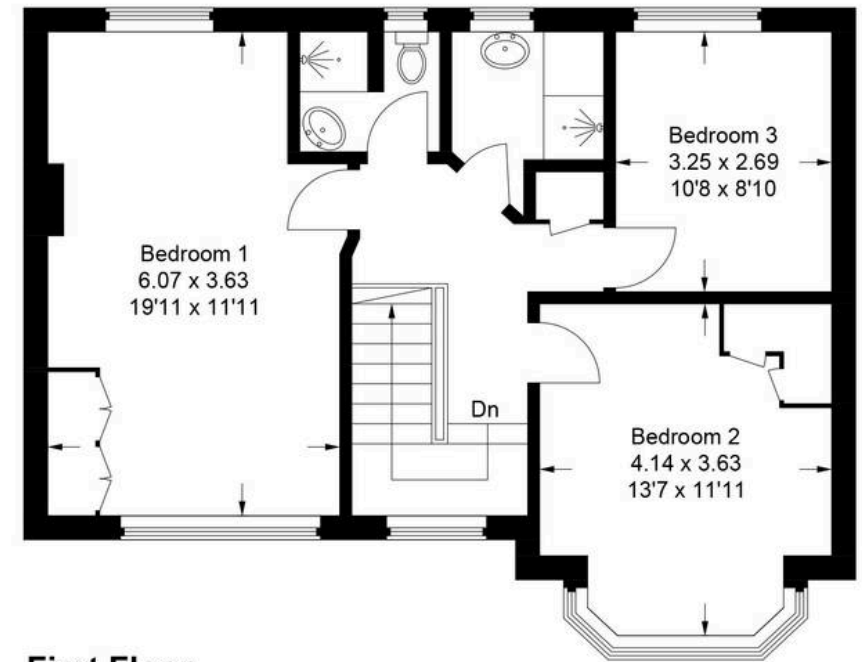




Approximate Gross Internal Area  
Ground Floor = 88.3 sq m / 950 sq ft  
First Floor = 63.4 sq m / 682 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Total = 166.6 sq m / 1,792 sq ft

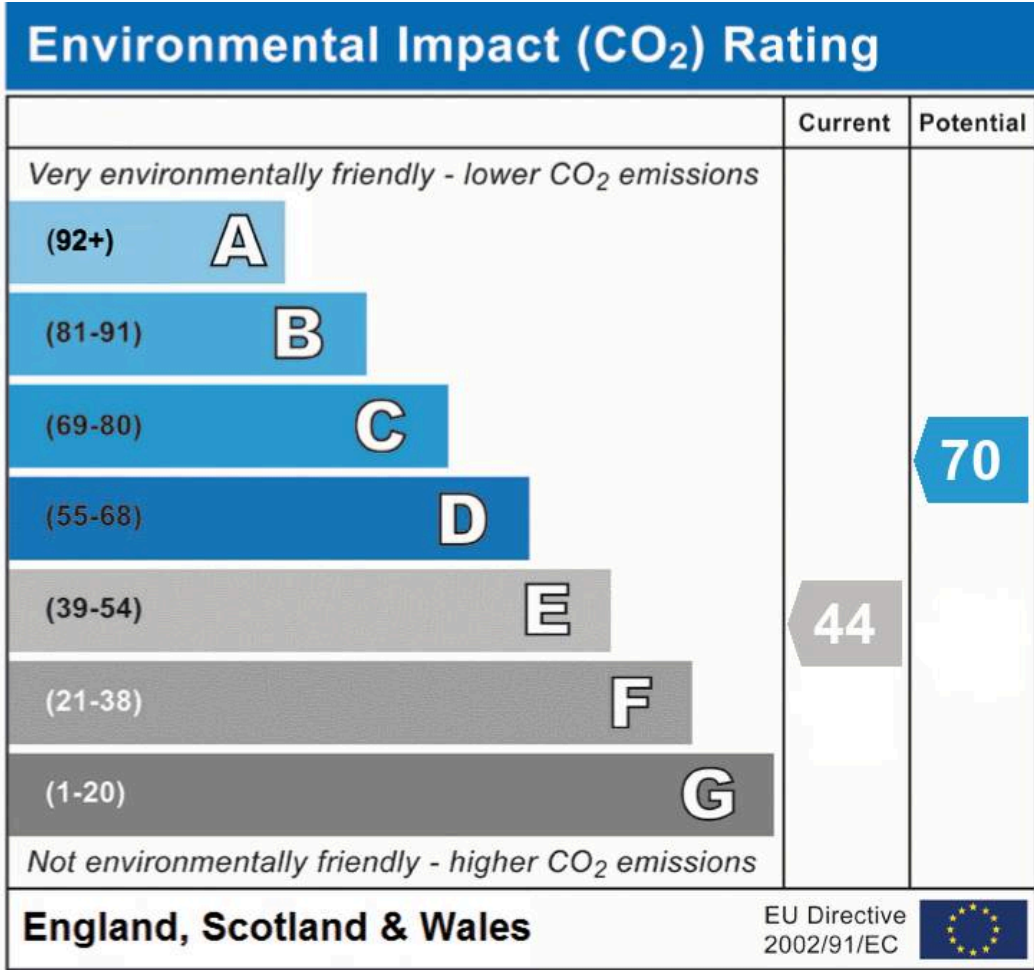
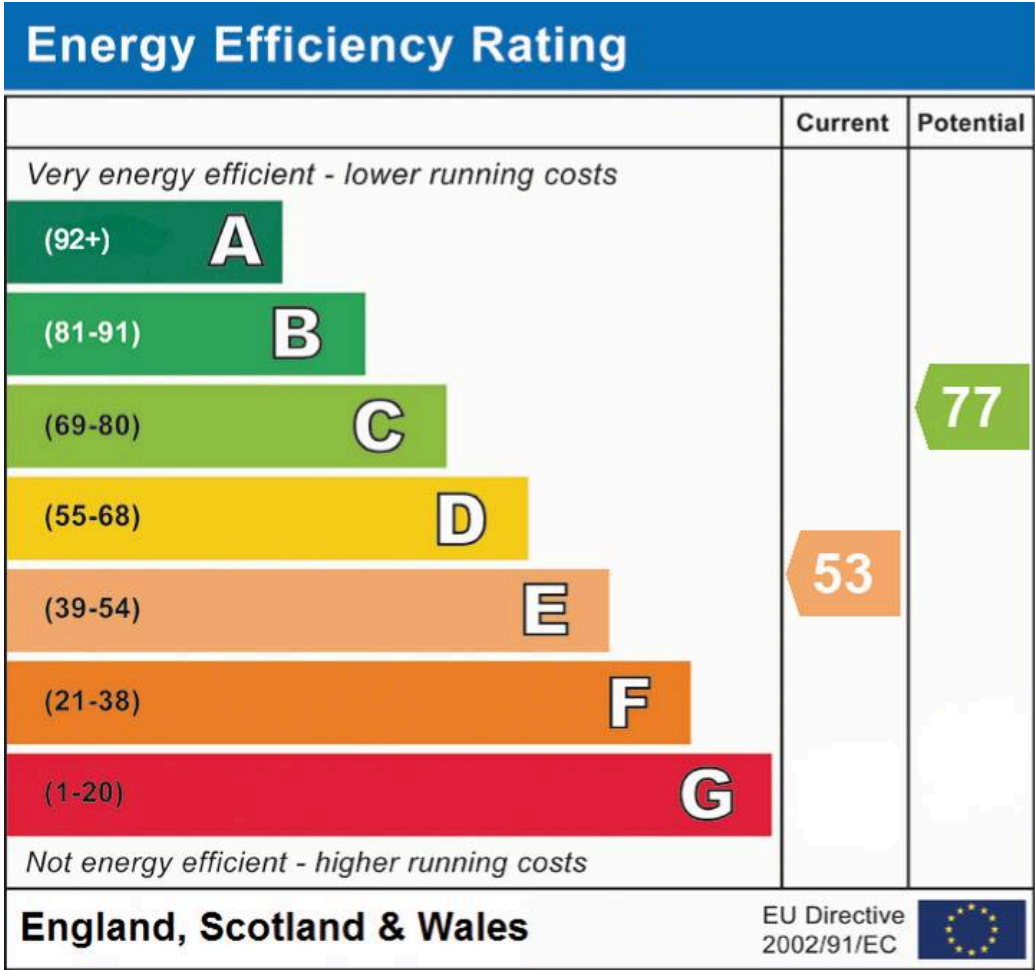


**Ground Floor**



**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.



# 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.