



8 Avenue Rise, Bushey, WD23 3AS

Price £1,250,000 Freehold

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 ChurchillsBushey





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8 Avenue Rise, Bushey, Hertfordshire, WD23 3AS

- An Attractive 4/5 Bedroom 3 Bathroom Semi Detached House
- Sought After Private Road in Bushey
- Two Separate Reception Rooms
- Modern Fitted Kitchen/ Breakfast Room
- Bedroom Suite - Easily Converted Into 2 Bedrooms If Needed
- Double Glazing/ Gas Central Heating
- East Facing Rear Garden
- Garage & Off Street Parking To The Front
- Council Tax Band G - Hertsmer Borough Council
- Energy Rating: D

This attractive 4/5 bedroom, 3 bathroom semi detached house, built in the early 1900s, is set on a sought after private road in Bushey. Full of character, the property is tastefully decorated and features high ceilings, decorative covings, and fireplaces. The ground floor offers an entrance hall, cloakroom, two separate reception rooms, and a 22ft kitchen/breakfast room. On the first floor there is a second bedroom with an ensuite shower room, two further bedrooms, and a family bathroom. The loft has been converted to create a spacious main bedroom (approx 344 square feet/ 33 square meters) with a walk-in wardrobe and ensuite shower room; this bedroom could be easily divided into two bedrooms with a stud wall to provide additional bedroom if required. Planning permission has also been granted to extend the property to the back and side, offering excellent potential for future enlargement. Additional benefits include gas central heating, double glazing, a well maintained east facing rear garden, garage, and off street parking to the front. Conveniently located close to local schools, green spaces, and within a mile of Bushey Main Line Station, this property combines period charm with modern family living.

















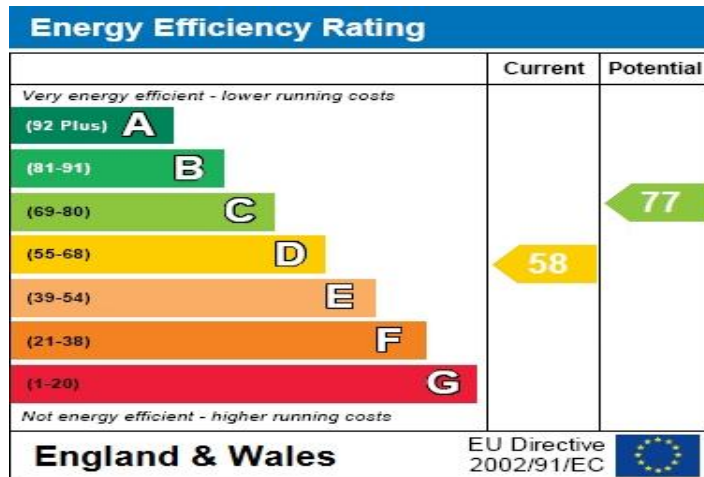


## Avenue Rise

Approximate Gross Internal Area  
 Ground Floor = 77.4 sq m / 833 sq ft  
 First Floor = 77.6 sq m / 835 sq ft  
 Second Floor = 50.7 sq m / 546 sq ft  
 Total = 205.7 sq m / 2,214 sq ft  
 (Excluding Eaves / Loft Space / Garage)



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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Part of the **F** fairfield family



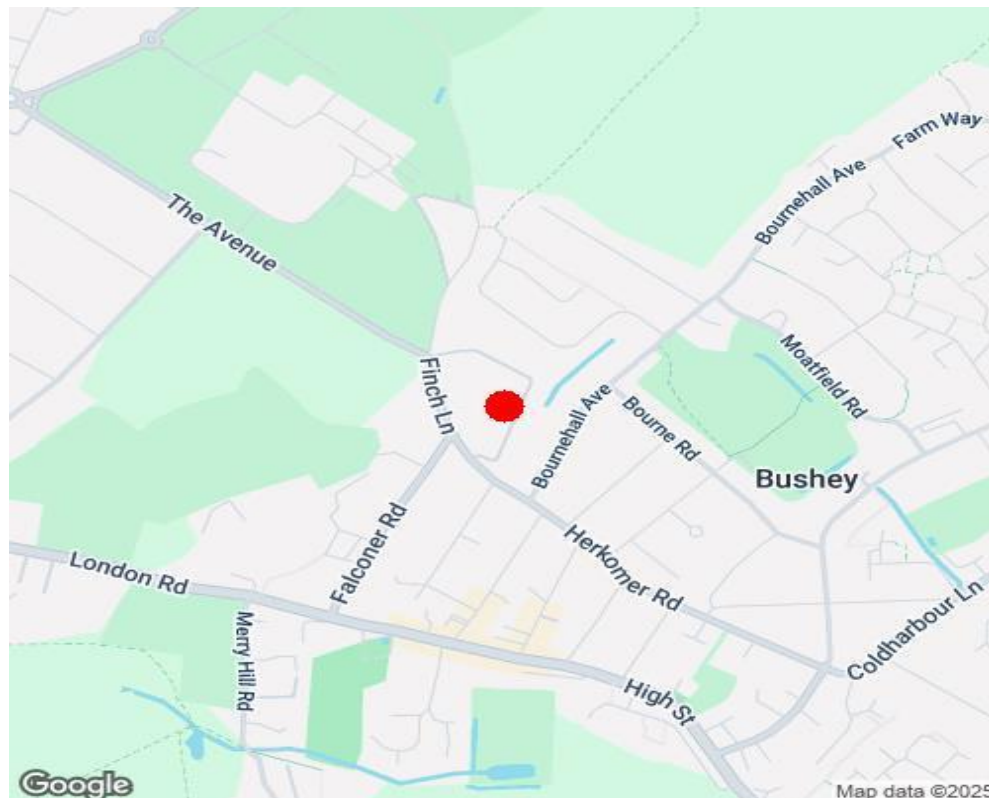
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#### Important Notice:

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, and 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.