



**Connells**

Avenue Rise  
Bushey



## Property Description

Situated on the highly sought-after Avenue Rise, a private road in the heart of Bushey Village, this attractive three-bedroom semi-detached home offers an exceptional blend of privacy, convenience and family living. The property is ideally positioned within walking distance of Bushey Village High Street, local amenities, excellent schooling and well-connected transport links.

Internally, the home is well arranged with two spacious reception rooms, providing flexible living and entertaining space. A modern fitted kitchen is complemented by a separate utility room, walk-in larder, and a convenient downstairs shower room, making the layout both practical and family-friendly. The property is fully double glazed, has a bright feel and can be extended to the rear, side and into the loft if needed (STPP).

Externally, the property continues to impress with a private, good-sized rear garden that is not overlooked, offering a peaceful outdoor retreat. Further benefits include a garage and driveway parking, completing this superb home in one of Bushey's most desirable locations.

## Ground Floor

### Entrance Hall

Door to front aspect and storage cupboard.

### Cloakroom

Water closet, heated towel rail, shower cubicle, vanity unit and fully tiled.

### Lounge

Window to rear aspect, French doors to garden, electric fire and television point.

### Dining Room

Bay window to front aspect, television point, and gas fire.

### Kitchen

Window to rear and side aspect, door to utility, wall and base units, quartz work surfaces, boiler-house, plumbing for dishwasher/washing machine, space for fridge/freezer, large bowl sink with drainer, Neff electric oven, gas hob and cooker-hood.

### Utility Room

Window to rear aspect, access to garage, door to rear garden, wall and base units, and plumbing for washing machine/dryer.

## First Floor

### Landing

Large space, window to front aspect and hatch to loft (boarded and insulated).

### Bedroom 1

Window to front aspect and radiator.

## Bedroom 2

Window to rear aspect, built in wardrobe and radiator.

## Bedroom 3

Window to rear aspect, fitted wardrobes, airing cupboard, and radiator.

## Bathroom

Window to side aspect, fully tiled, bath with mixer taps, shower cubicle, water closet, and vanity unit.

## Outside

### Front

Driveway and side access.

### Rear

Mature rear garden, large patio, laid to lawn and shrubs.

## Garage

Power, light, and up & over doors.

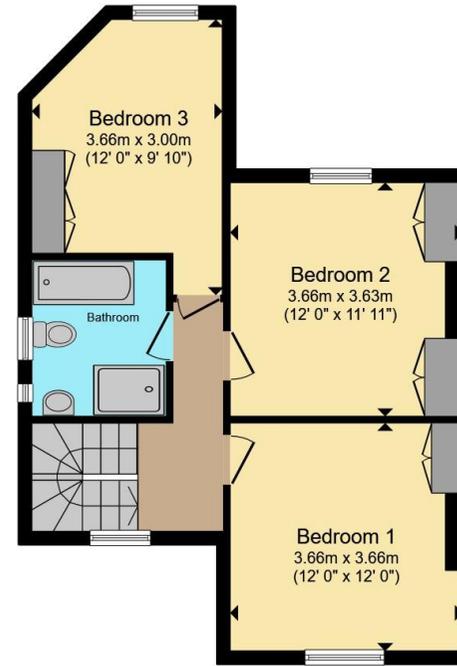








**Ground Floor**



**First Floor**

Total floor area 127.3 m<sup>2</sup> (1,371 sq.ft.) approx

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86 High Street  
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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

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