



20 Bournehall Avenue, Bushey, WD23 3AY

Price £975,000 Freehold

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 ChurchillsBushey



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20 Bournehall Avenue, Bushey, Hertfordshire, WD23 3AY

- Charming 4 Bed 2 Bath Cottage Style Detached House
- Separate Living Room & Dining Room
- Open Plan Shaker Style Fitted Kitchen/ Family Room
- Well Established 140ft Rear Garden
- Double Length Garage & Off Street Parking
- Sought After Location - Close To all Local Amenities
- No Upper Chain
- Energy Rating; D

This charming, cottage style, four-bedroom detached house boasts a double fronted exterior and is beautifully decorated and presented throughout.

Upon entering, you are greeted by an entrance hall leading to both a separate living room and a dining room. The heart of the home is an open plan, Shaker style fitted kitchen and family room, perfect for modern living. The ground floor also features a convenient downstairs cloakroom. Upstairs, the main bedroom comes with its own ensuite shower room, while three additional bedrooms share the family bathroom. The house benefits from gas central heating and a generous 140ft rear garden, providing ample outdoor space. There is also a double length garage, accessible via its own driveway, with additional parking available at the front of the property.

Situated in a highly sought after location, the house is within walking distance of Bushey High Street and close to a range of local amenities, including shops, restaurants, bus routes, and schools. The property is offered for sale with no upper chain.











ENTRANCE HALL

Double aspect with windows to the front and side aspects, laminate wood flooring, staircase to the first floor

LIVING ROOM 19'9" (6.02m) x 11'0" (3.35m)

Windows to the front bay and additional windows to the side aspect all with fitted shutters, feature fireplace with log burner, laminate wood flooring, picture rail

DINING ROOM 15'9" (4.8m) x 10'11" (3.33m)

Windows to the front bay and additional window to the side aspect all with fitted shutters, laminate wood flooring, picture rail

OPEN PLAN KITCHEN/ FAMILY ROOM 18'2" (5.54m) x 16'7" (5.05m)

Double aspect room with windows to the rear and side aspects. Shaker style kitchen with a selection of wall, base and display units, wooden working surfaces incorporating breakfast bar, built in ceramic sink and drainer unit, eye level Neff double oven, AEG induction hob with fitted gas ring, Zanussi extractor chimney hood over, Bosch dishwasher, Zanussi washing machine, recess for fridge freezer, tiled floor, inset spotlights, patio doors leading on to the garden, column radiator, large under stairs cupboard

CLOAKROOM

Windows to the side and rear aspect, back to the wall wc, wash hand basin with drawers under, fitted wall mirror, chrome ladder radiator, inset spotlights, tiled floor

FIRST FLOOR LANDING

Laminate wood flooring, part panelled walls, access to the loft via pull down ladder

BEDROOM 1 14'0" (4.27m) x 10'11" (3.33m)

Double aspect room with windows to the front and side aspects with fitted shutters, picture rail, door to ensuite

ENSUITE SHOWER ROOM

Fully tiled. Corner shower cubicle, wash hand basin with drawers under, inset spotlights, extractor fan

BEDROOM 2 12'10" (3.91m) x 11'2" (3.4m)

Double aspect room with windows to the front and side aspects with fitted shutters, fitted wardrobe cupboard with shelving to side, picture rail

BEDROOM 3 16'8" (5.08m) x 9'5" (2.87m)

Window to the rear aspect

BEDROOM 4 12'1" (3.68m) x 8'1" (2.46m)

Window to the rear aspect, recess wardrobe cupboard

FAMILY BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, wash hand basin with drawers under, mirrored wall cabinet, low flush wc, chrome ladder radiator, inset spotlights, extractor fan. window to the rear aspect with fitted blinds

OUTSIDE

REAR GARDEN

Well established rear garden approximately 140ft with paved patio area, lawn mature shrubs, garden shed, outside tap and lighting, gated side access

DOUBLE GARAGE 26'5" (8.05m) x 8'0" (2.44m)

Approached via own block paved driveway with up and over door to the front, light and power, wall mounted gas fired central heating boiler (Worcester Bosch), personal door to the rear leading on to the garden

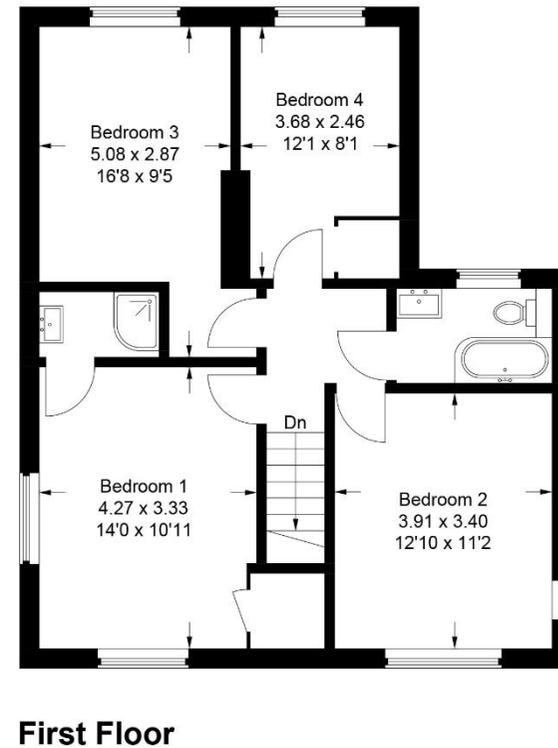
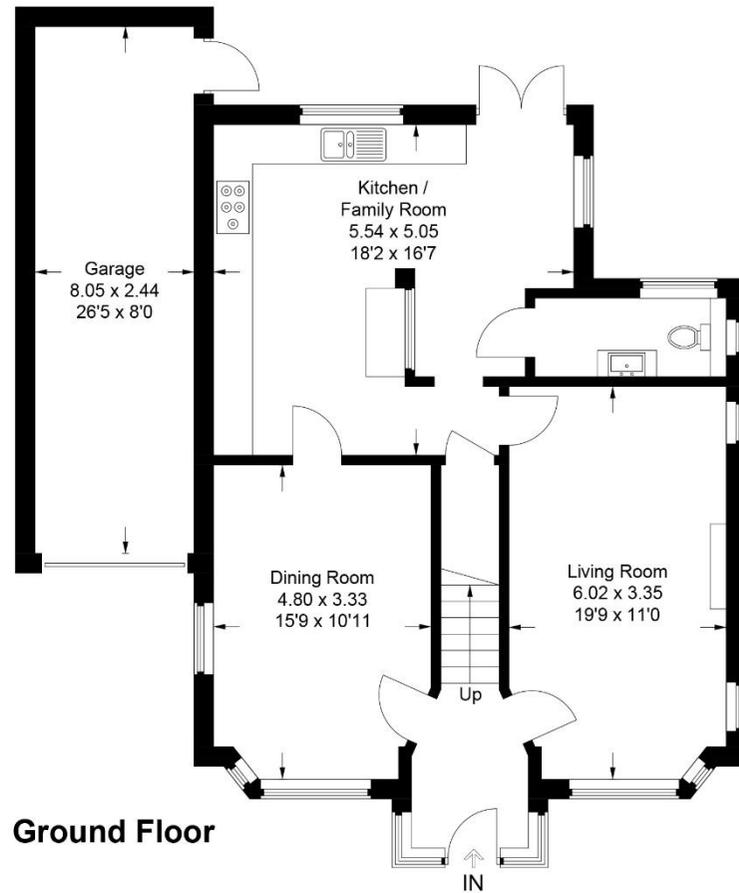
OFF STREET PARKING

Own block paved driveway to the front providing off street parking

COUNCIL TAX

Hertsmere Borough Council, Tax Band G, £ £3572.04 2024/2025

Approximate Gross Internal Area
Ground Floor = 74.5 sq m / 802 sq ft
First Floor = 65.6 sq m / 706 sq ft
Garage = 19.8 sq m / 213 sq ft
Total = 159.9 sq m / 1,721 sq ft



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Part of the **F** fairfield family

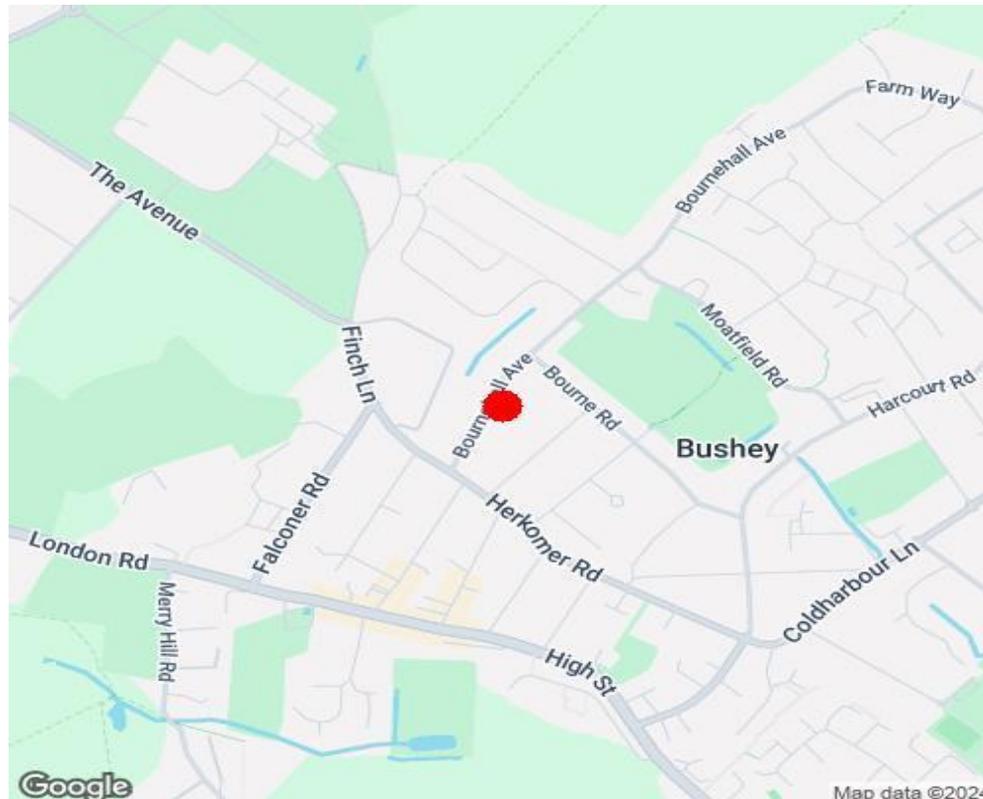


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Important Notice:

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.