



63 Bournehall Avenue, Bushey, WD23 3BB

Price £775,000 Freehold

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 **Churchills**Bushey



Price £775,000

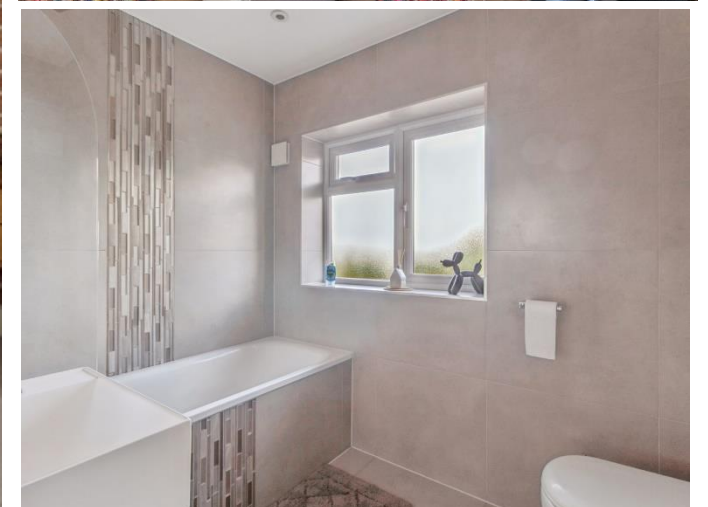
63 Bournehall Avenue, Bushey, Hertfordshire, WD23 3BB

- A Beautiful 3/4 Bedroom Semi Detached House
- Stylish Open Plan Living/ Dining Room With Under Floor Heating
- Ground Floor Bedroom/ Arts Room
- Main Bedroom Suite With Views
- Double Glazing/ Gas Central Heating
- Off Street Parking For 3 Cars
- Convenient Residential Location
- Energy Rating: D

This beautifully extended 3/4 bedroom, 2 bathroom semi detached home offers spacious and versatile living, finished to an exceptional standard throughout. Thoughtfully extended by the current owners, the property features an entrance porch with an oak entrance door leading into a stunning open-plan living and dining room, boasting porcelain tile flooring with underfloor heating and generous proportions ideal for modern family life. The contemporary fitted kitchen is equipped with high end integrated appliances, complemented by a practical utility room and a cloakroom. A ground floor bedroom, currently used as an arts room, benefits from built in shelving, adding further flexibility to the layout. Upstairs, a spacious landing doubles as a study area with built in desk, cupboards and shelving, leading to two well proportioned bedrooms with fitted wardrobes and a stylish family bathroom. The loft has been cleverly converted to create a luxurious main bedroom with exposed brick feature walls, far reaching views over open farmland, a walk in wardrobe and an ensuite shower room. Externally, the property enjoys an attractive rear garden with a large timber shed/workshop, as well as ample off-street parking for three cars at the front. Conveniently situated close to local shops and schools, this home offers generous storage throughout and is tastefully decorated to a high specification, ready to move straight into.









## ENTRANCE PORCH

Double glazed windows to the front aspect, double glazed door to the front, tiled floor, solid oak door leading on to

## LIVING ROOM 21'0" (6.4m) x 10'10" (3.3m)

Double glazed window to the front bay, double glazed window to the side, staircase to the first floor with cupboard under, open fireplace with cupboards to alcoves, , inset spotlights, ladder radiator, porcelain tile floor with under floor heating, open plan to

## DINING ROOM 10'11" (3.33m) x 9'11" (3.02m)

Porcelain tile floor with under floor heating, recessed built in shelving unit, ladder radiator. open to

## KITCHEN 10'0" (3.05m) x 9'6" (2.9m)

Range of wall and base units, Brazilian granite working surfaces, under mount stainless steel sink with waste disposal unit, integrated Neff induction hob with chimney hood over, Neff electric oven and microwave, Bosch fridge freezer and dishwasher, inset spotlights, tiled floor, double glazed window to the side aspect

## UTILITY ROOM 10'1" (3.07m) x 9'9" (2.97m)

Wall and base units with granite working surfaces, butler sink, plumbing for washing machine and space for tumble dryer, double glazed door leading to the outside

## CLOAKROOM

Double glazed window to the front aspect, low flush wc, wash hand basin, wall mounted gas fired central heating boiler, part tiled walls, tiled floor

## GROUND FLOOR BEDROOM/ ART ROOM 14'0" (4.27m) x 8'7" (2.62m)

Double glazed window to the rear aspect, engineered smoked oak floor, built in shelving units, inset spotlights

## FIRST FLOOR LANDING/ STUDY AREA 9'8" (2.95m) x 9'0" (2.74m)

Laminate wood flooring, study area withy fitted shelving, cupboards and desk, inset spotlights, double glazed window to the front aspect, staircase to the 2nd floor

## BEDROOM 2 12'4" (3.76m) x 11'0" (3.35m)

Double glazed window to the front aspect, fitted wardrobe cupboards, inset spotlights, laminate wood flooring

## BEDROOM 3 12'10" (3.91m) x 10'2" (3.1m)

Double glazed window to the rear aspect, wardrobe cupboard, inset spotlights, laminate wood flooring

## BATHROOM

Panelled bath with independent shower over, wash hand basin with drawer under, shaver point, low flush wc, chrome ladder radiator, inset spotlights, tiled floor, double glazed window to the rear aspect

## SECOND FLOOR LANDING

Double glazed window to the side aspect

## BEDROOM 1 15'6" (4.72m) x 10'6" (3.2m)

Double glazed window to the rear aspect with views overlooking farmland, brick feature walls, inset spotlights, Velux window to the front aspect, cupboard housing Megafow, door to ensuite, open plan to

## WALK IN WARDROBE 13'10" (4.22m) x 7'10" (2.39m)

With ample shelving and storage, Velux window

## ENSUITE SHOWER ROOM

Large shower cubicle, wash hand basin with drawer under, mirrored wall cabinet with feature lighting, wc with concealed cistern, chrome ladder radiator, shelving, tiled walls and floor, double glazed window to the rear aspect with views overlooking farmland

## OUTSIDE

### REAR GARDEN

Paved patio area with steps down to lawn area, raised flower beds, timber sheds, outside light and tap, large timber workshop with light and power (13ft1 x 9ft10)

### OFF STREET PARKING

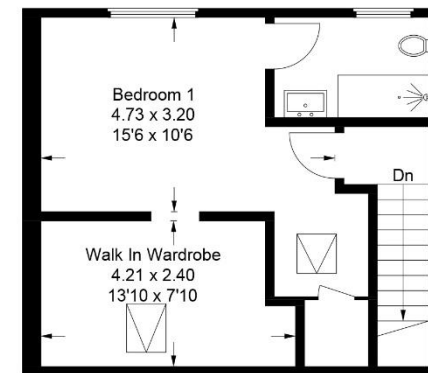
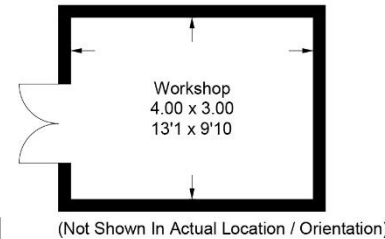
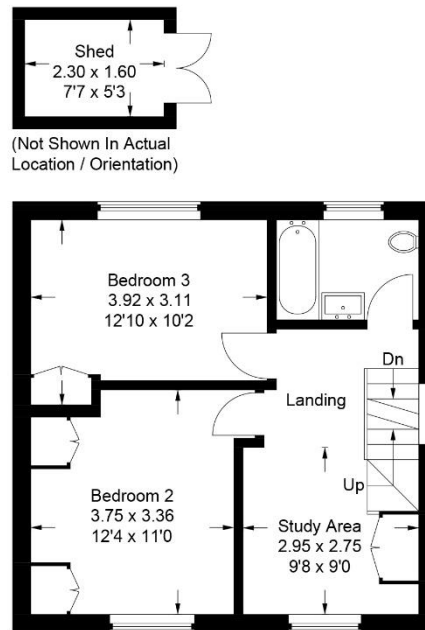
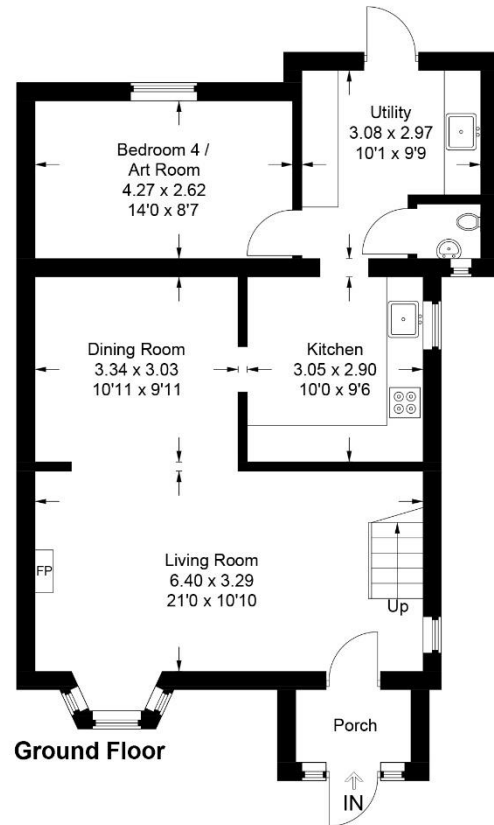
Via own block paved driveway providing parking for 3 cars

### COUNCIL TAX

Hertsmere Borough Council, Tax Band D, £2247.54 2025/2026

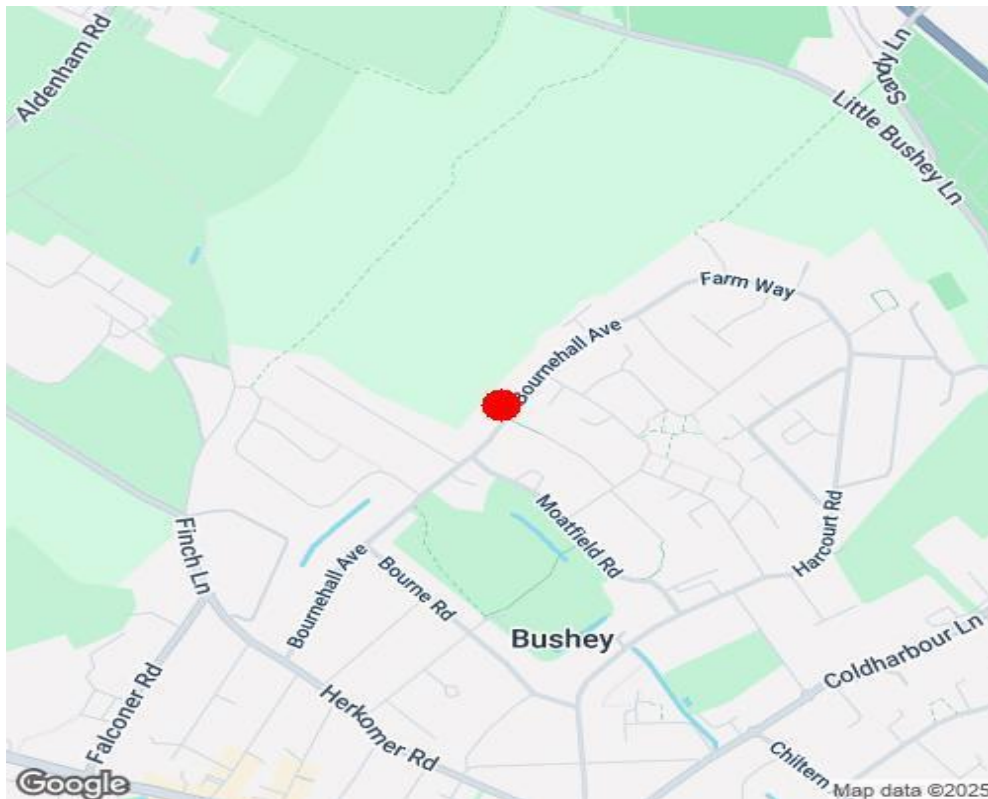
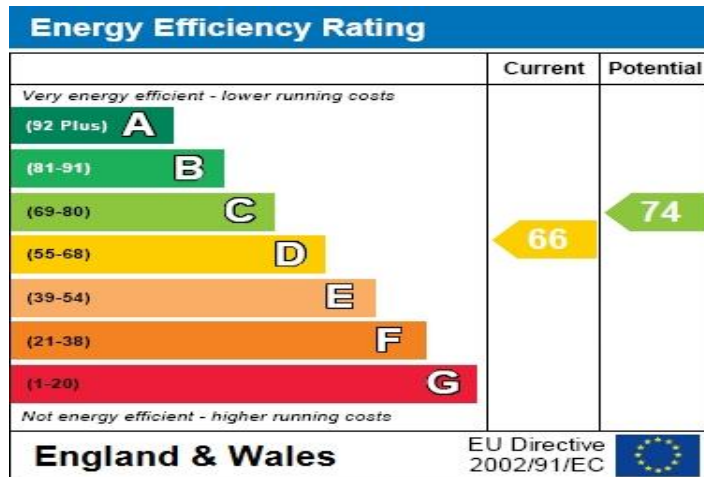
## Bournehall Avenue

Approximate Gross Internal Area  
 Ground Floor = 68.0 sq m / 732 sq ft  
 First Floor = 41.6 sq m / 448 sq ft  
 Second Floor = 36.8 sq m / 396 sq ft  
 Outbuildings = 15.7 sq m / 169 sq ft  
 Total = 162.1 sq m / 1,745 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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#### 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.