



22a Avenue Rise, Bushey, WD23 3AS

Price £1,200,000 Freehold

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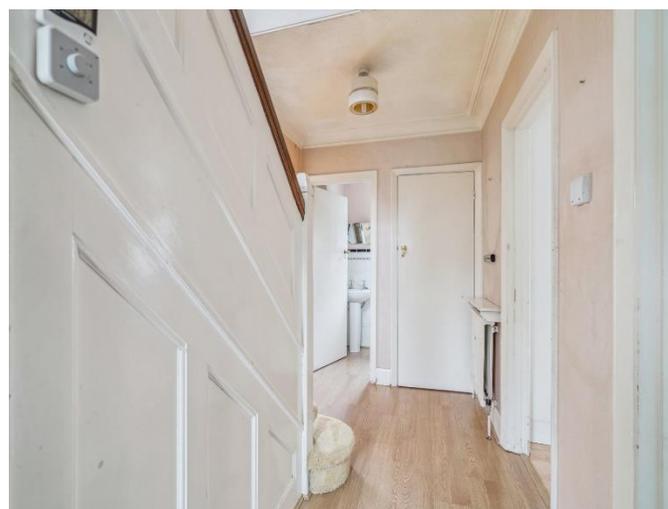
Price £1,200,000

22a Avenue Rise, Bushey, Hertfordshire, WD23 3AS

- 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
- Energy Rating: E

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.









#### ENTRANCE HALL

Stained glass window to the front aspect, solid oak entrance door, laminate wood flooring, staircase to the first floor with meter cupboard under, storage cupboard

#### RECEPTION ROOM 1 19'10" (6.05m) x 11'11" (3.63m)

Double aspect room with double glazed leaded light window to the front, leaded light windows and double doors leading on to the conservatory, fire place with fitted coal effect gas fire, laminate wood flooring, wall lights

#### RECEPTION ROOM 2 13'11" (4.24m) x 11'11" (3.63m)

Double glazed leaded light window to the front bay, electric bar fire,

#### KITCHEN 11'11" (3.63m) x 10'6" (3.2m)

Range of wall and base units, granite working surfaces, stainless steel sink unit with drainer, integrated Neff eye level double oven, Neff ceramic hob and fridge freezer. Plumbing for dishwasher and washing machine, larder cupboard with window to the side aspect, wall mounted gas fired central heating boiler, inset spotlights, laminate wood flooring, double glazed window to the rear aspect, door leading on to the garden

#### CLOAKROOM

Double glazed leaded light window to the rear aspect, low flush wc, wash hand basin, laminate wood flooring, part tiled walls

#### CONSERVATORY 24'8" (7.52m) x 11'0" (3.35m)

Double glazed conservatory with double doors and single door leading on to the garden. wall lights, laminate wood flooring

#### FIRST FLOOR LANDING

Stained glass window to the front aspect, airing cupboard housing lagged hot water cylinder, access to the loft

#### BEDROOM 1 19'11" (6.07m) x 11'11" (3.63m)

Double aspect room with double glazed leaded light windows to the front and rear, feature fireplace, fitted wardrobe cupboards

#### BEDROOM 2 13'7" (4.14m) x 11'11" (3.63m)

Double glazed leaded light window to the front bay, electric bar fire, fitted wardrobe cupboards

#### BEDROOM 3 10'8" (3.25m) x 8'10" (2.69m)

Double glazed leaded light window to the rear aspect, fitted shelving and cupboards along one wall

#### SHOWER ROOM 1

Double glazed leaded light window to the rear aspect, walk in shower with fitted electric shower, wash hand basin, recess wall cabinet, part tiled walls

#### SHOWER ROOM 2

Double glazed leaded light window to the rear aspect, shower cubicle, low flush wc, wash hand basin, part tiled walls

#### OUTSIDE

##### FRONT GARDEN

Well maintained front garden with lawn and borders

##### REAR GARDEN

Well maintained, secluded rear garden. Steps down from conservatory leading to paved patio area, lawn with mature borders, greenhouse, garden store, outside light and power, gated side access

#### GARAGE 16'0" (4.88m) x 9'8" (2.95m)

Approached via own driveway with double doors to the front, personal door to the rear leading on to the garden, leaded light window to the rear aspect

OFF STREET PARKING

Via own driveway to the front of the property

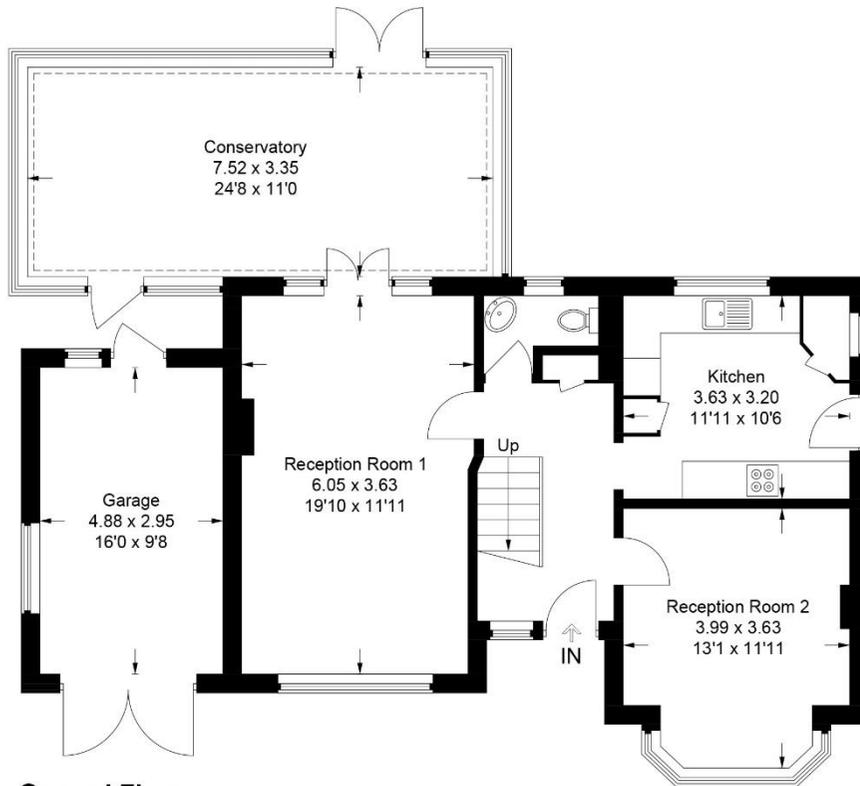
PRIVATE ROAD FUND

Annual Private Road Maintenance £180 per year (cost for 2025)

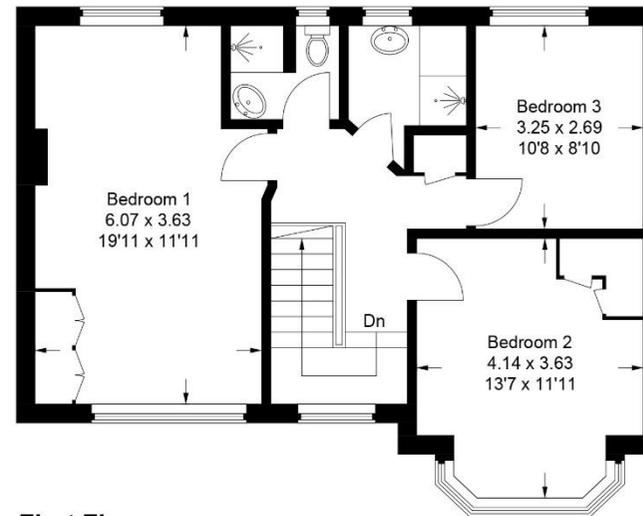
COUNCIL TAX

Hertsmere Borough Council, Tax Band G, £3745.90 2025/2026

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

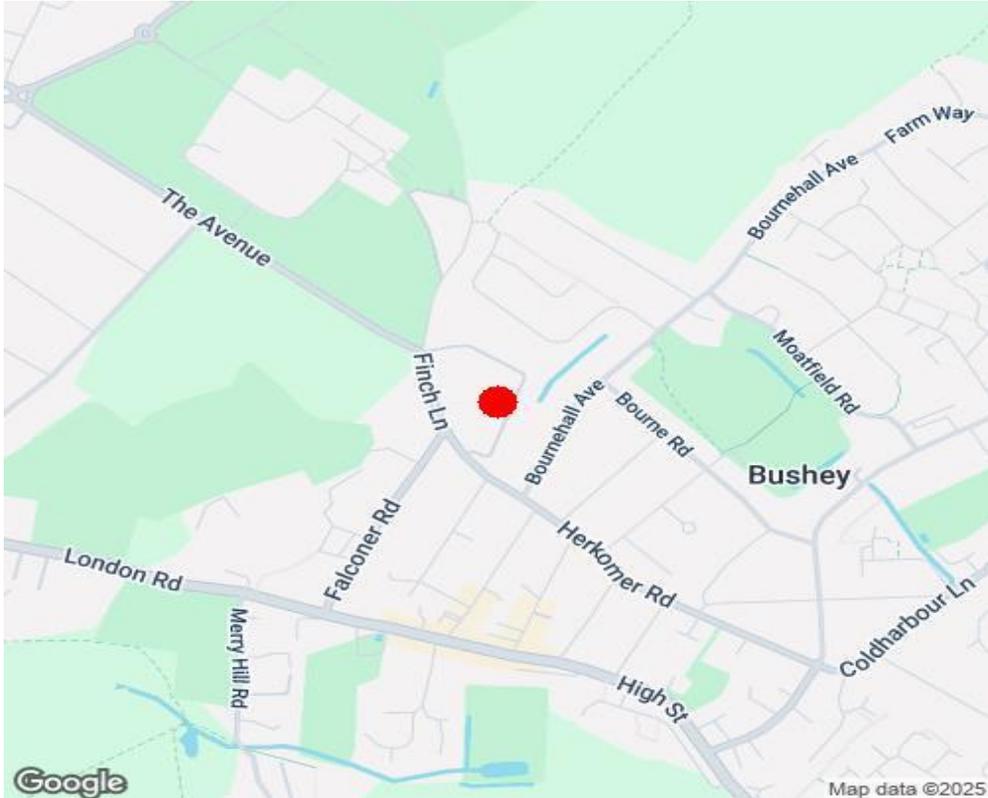
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.