



11 Ashlyn Close, Bushey, WD23 2EJ

Price £700,000 Freehold

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 ChurchillsBushey



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11 Ashlyn Close, Bushey, Hertfordshire, WD23 2EJ

- Spacious & Extended 4 Bedroom Detached House
- Situated in A Cul De Sac Close To Watford Town Station
- Versatile Living Accommodation
- Double Glazed Conservatory
- Warm Air Heating
- Well Maintained Rear Garden
- Off Street Parking To The Front
- Energy Rating: D

A spacious, extended four bedroom detached home located in a quiet cul de sac near Watford Town Centre. The property features an entrance porch leading into a hallway and offers versatile living spaces, including a study, a combined 24ft living/dining room with double doors opening into an additional reception room, kitchen, cloakroom and double glazed conservatory. The upstairs includes four double bedrooms all with wardrobes and a family bathroom. Additional highlights include warm air heating, partial double glazing, ample storage, a well maintained rear garden, and off street parking to the front of the property.







ENTRANCE PORCH

Tiled floor, large storage cupboard

ENTRANCE HALL

Staircase to the first floor with storage cupboard under, additional storage cupboard

STUDY 18'5" (5.61m) x 8'2" (2.49m)

Double glazed window to the front aspect, selection of storage cupboards

CLOAKROOM

Low flush wc, wash hand basin, tiled walls, vinyl flooring, extractor fan

KITCHEN 15'3" (4.65m) x 6'11" (2.11m)

Range af wall and base units, working surfaces, stainless steel sink unit with drainer, built in AEG double oven, Neff gas hob with Hotpoint extractor hood over, space for fridge freezer, plumbing for washing machine, cupboard housing warm air heating unit, double glazed window to the front aspect, double glazed sliding doors leading to the outside

LIVING/DINING ROOM 24'1" (7.34m) x 12'0" (3.66m)

Feature fireplace with fitted coal effect gas fire, double glazed sliding doors leading on to the conservatory, double doors leading on to

SNUG 10'2" (3.1m) x 9'6" (2.9m)

Windows to the rear aspect

CONSERVATORY 11'0" (3.35m) x 8'10" (2.69m)

With double glazed sliding doors leading on to the garden, wall light, tiled floor

FIRST FLOOR LANDING

Double glazed window to the front aspect, access to the loft via pull down ladder, airing cupboard

BEDROOM 1 11'11" (3.63m) x 10'7" (3.23m)

Double glazed window to the rear aspect, selection of fitted wardrobe cupboards including chest of drawers

BEDROOM 2 13'1" (3.99m) x 9'4" (2.84m)

Double glazed window to the rear aspect, fitted wardrobe cupboards

BEDROOM 3 10'2" (3.1m) x 7'9" (2.36m)

Double glazed window to the front aspect, wardrobe cupboard

BEDROOM 4 10'2" (3.1m) x 8'9" (2.67m)

Double glazed window to the front aspect, wardrobe cupboard

BATHROOM

Panelled bath with hand held shower attachment, wash hand basin with pedestal, low flush wc, tiled walls, vinyl flooring double glazed window to the side aspect

REAR GARDEN

Well maintained mainly laid to lawn with mature shrubs and borders, gated side access to both sides, garden sheds, outside lighting

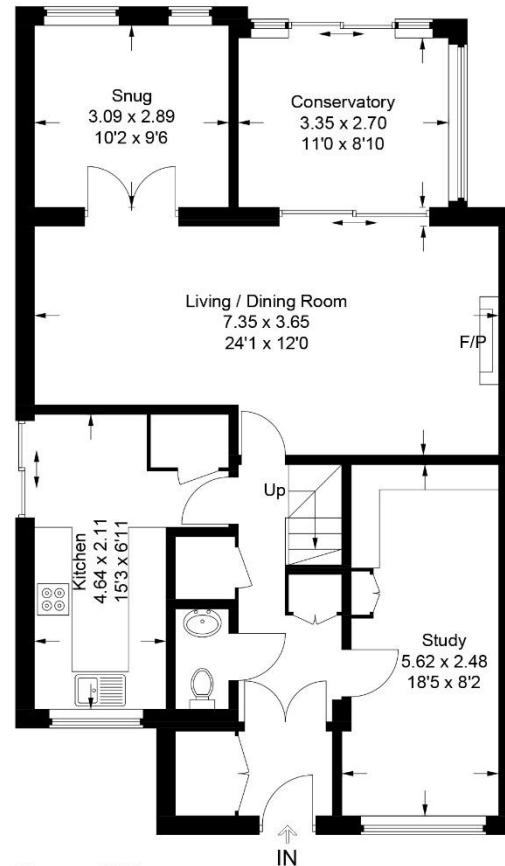
OFF STREET PARKING

To the front of the property via own paved driveway providing parking for 2 cars

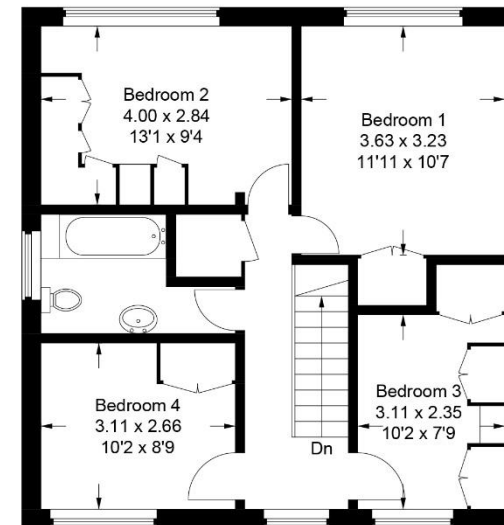
COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3246.45 2025/2026

Approximate Gross Internal Area
 Ground Floor = 86.8 sq m / 934 sq ft
 First Floor = 57.0 sq m / 613 sq ft
 Total = 143.8 sq m / 1,547 sq ft



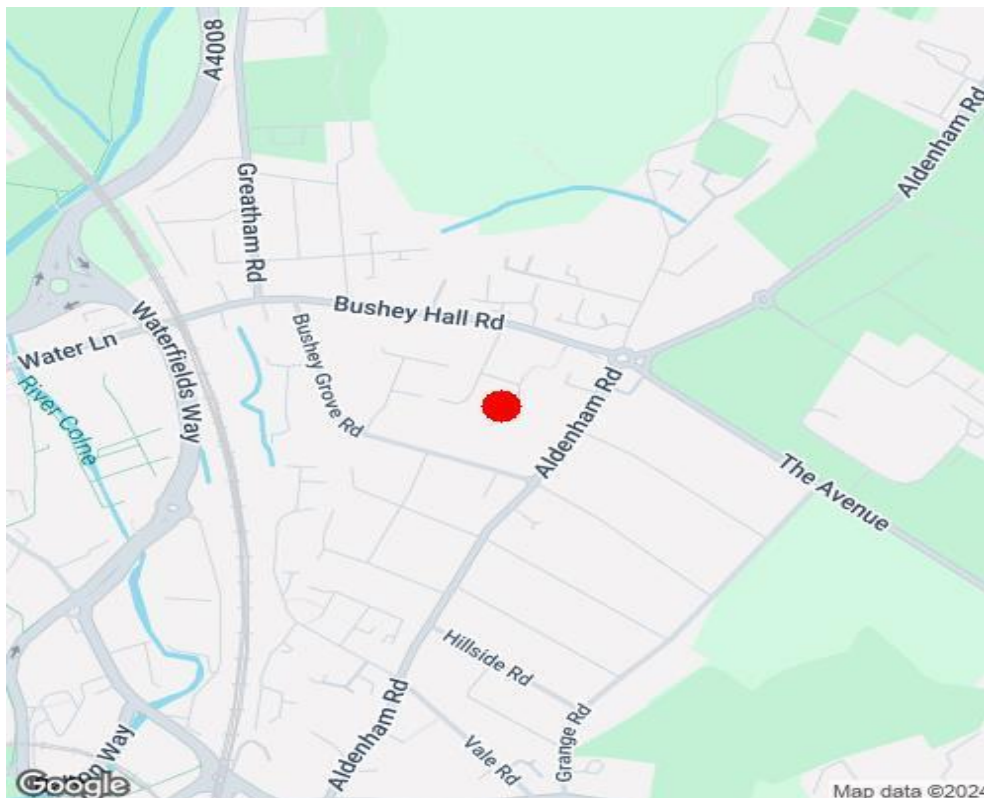
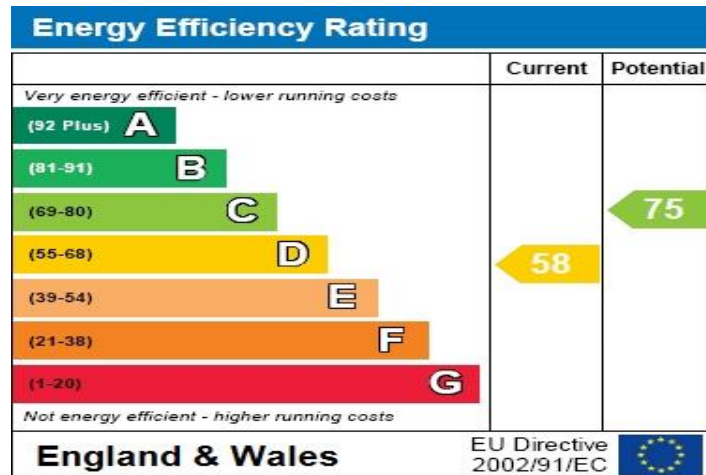
Ground Floor



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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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.