



168 Park Avenue, North Bushey, WD23 2BD

Price £475,000 Freehold

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 ChurchillsBushey



Price £475,000

168 Park Avenue, Bushey, Hertfordshire, WD23 2BD

- 3 Bedroom Semi Detached House
- In Need Of Complete Modernisation
- Open Plan Living/ Dining Room
- Double Glazing Throughout
- Front & Rear Gardens
- Garage & Off Street Parking
- No Upper Chain
- Energy Rating: F

This 3 bedroom semi detached house, located in the sought after area of North Bushey, offers an excellent opportunity for complete modernisation.

The property features an entrance hall, a cloakroom, a spacious open-plan living and dining room, a kitchen, three bedrooms, and a bathroom. It benefits from double glazing throughout. Outside, there is a south-east facing rear garden, a garage accessed via its own driveway, and additional off street parking. Ideally positioned close to local shops and bus routes, the property is offered with no upper chain, presenting a perfect project for buyers looking to create their ideal home.







ENTRANCE HALL

Staircase to the first floor with cupboard under

CLOAKROOM

Double glazed window to the front aspect, low flush wc, wash hand basin

LIVING ROOM 13'5" (4.09m) x 10'10" (3.3m)

Fitted gas fire, double glazed window to the rear aspect, archway to

DINING ROOM 12'0" (3.66m) x 8'10" (2.69m)

Double glazed sliding patio doors leading on to the garden

KITCHEN 10'10" (3.3m) x 10'0" (3.05m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, cooker point, plumbing for washing machine, larder cupboard, vinyl flooring, double glazed door leading to the garage

FIRST FLOOR LANDING

Double glazed window to the front aspect, access to the loft, airing cupboard housing lagged hot water cylinder

BEDROOM 1 13'5" (4.09m) x 11'4" (3.45m)

Double glazed window to the rear aspect, wardrobe cupboard

BEDROOM 2 13'5" (4.09m) x 8'6" (2.59m)

Double glazed window to the rear aspect, wardrobe cupboard

BEDROOM 3 8'4" (2.54m) x 7'5" (2.26m)

Double glazed window to the front aspect

BATHROOM

Panelled bath with independent shower over, low flush wc, wash hand basin, mirrored wall cabinet, wall mounted electric fire, double glazed window to the front aspect

OUTSIDE

FRONT GARDEN

Lawn and trees

REAR GARDEN

Patio area, lawn, mature shrubs, garden shed

GARAGE 17'3" (5.26m) x 7'10" (2.39m)

Approached via own driveway with up and over door to the front, personal door and window to the rear, light and power

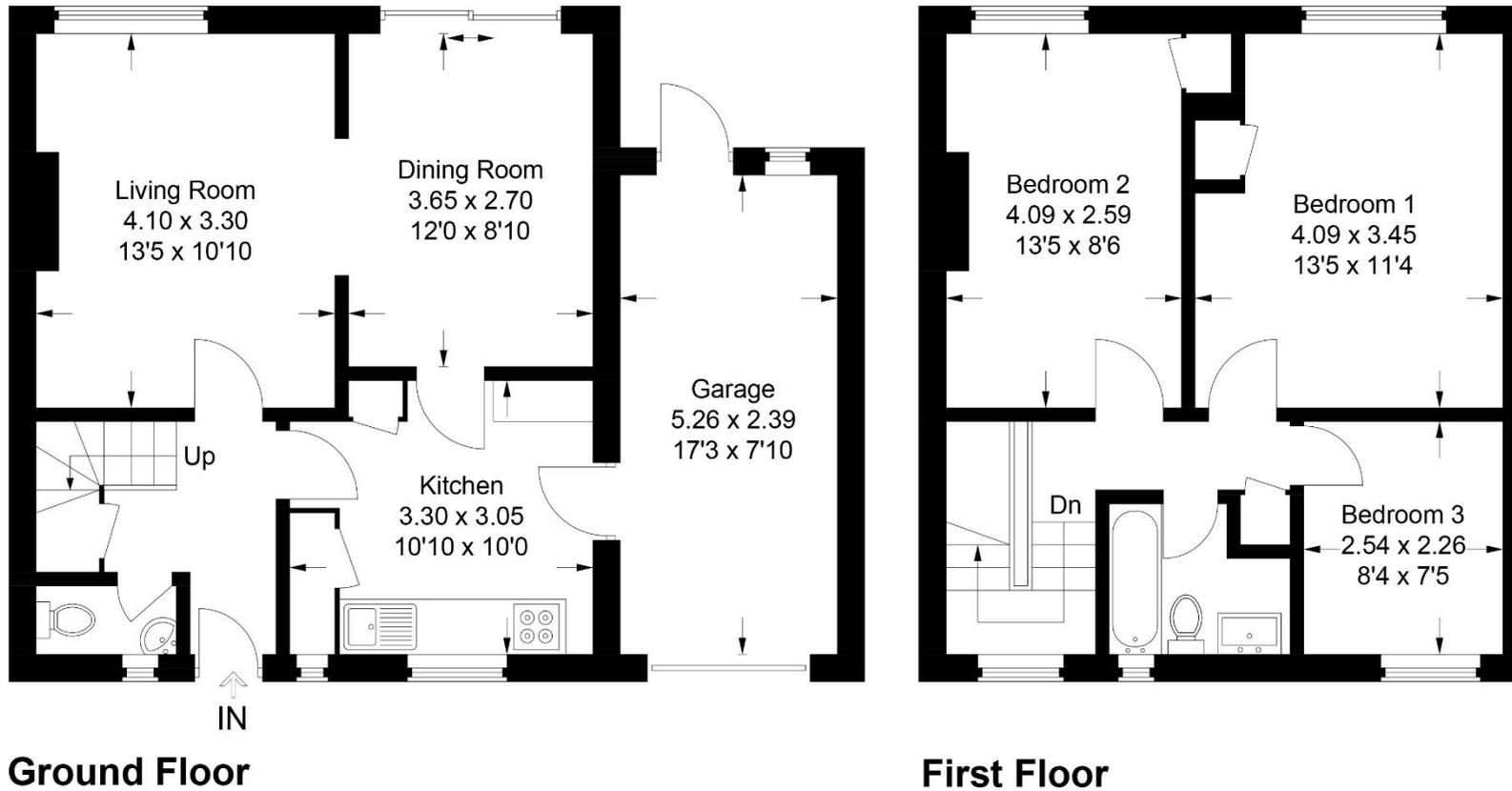
OFF STREET PARKING

Via own block paved driveway

COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2747.00 2025/2026

Approximate Gross Internal Area
Ground Floor = 56.5 sq m / 608 sq ft
(Including Garage)
First Floor = 41.8 sq m / 450 sq ft
Total = 98.3 sq m / 1,058 sq ft

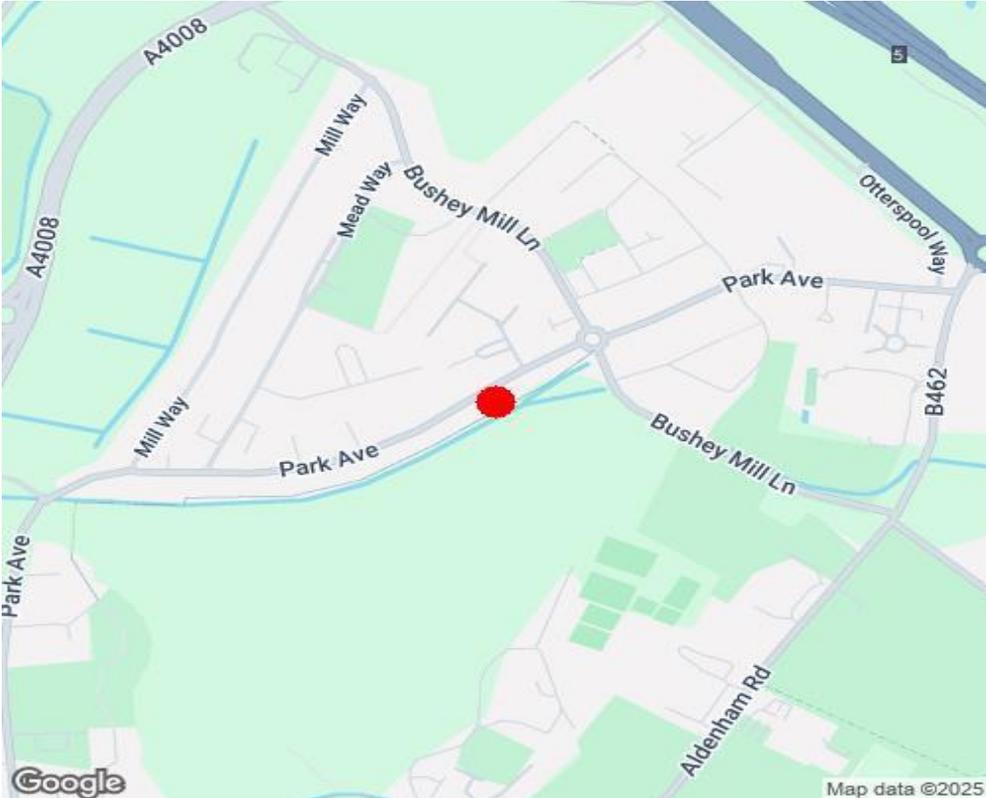


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.