



17 Chiltern Avenue, Bushey, WD23 4PY

Price £1,100,000 Freehold

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 ChurchillsBushey



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17 Chiltern Avenue, Bushey, Hertfordshire, WD23 4PY

- A Spacious 4 Bedroom Detached House With Annexe
- Open Plan Kitchen/ Breakfast/ Dining Room
- Separate Utility Room
- Gas Central Heating/ Double Glazing
- Mature Rear Garden
- Off Street Parking For Several Cars
- Sought After Residential Location
- No Upper Chain
- Energy Rating: D

This spacious Edwardian 4 bedroom detached family home, set in a sought after residential area, has been extended to include a separate one bedroom annexe.

The annexe features a cosy living room with two sets of sliding patio doors that lead onto the garden, a kitchen area, and a modern separate shower room.

The main property boasts an entrance porch, entrance hall, cloakroom, a bright living room and an open plan kitchen and breakfast room with a central island that seamlessly flows into the dining area. A separate utility room adds convenience. Upstairs, four well-sized bedrooms and a family bathroom are accessed from the landing. Additional highlights include gas central heating, double glazing, and a mature rear garden. The front of the property offers ample off street parking, is conveniently situated close to King George V Recreation Ground and is offered for sale with no upper chain.









#### ENTRANCE PORCH

Tiled floor, inset spot lights, understairs storage area

#### ENTRANCE HALL

Laminate wood flooring, staircase to the first floor

#### CLOAKROOM

Laminate wood flooring, wc with concealed cistern, wash hand basin, inset spot lights, extractor fan

#### LIVING ROOM 17'2" (5.23m) x 11'11" (3.63m)

Double aspect room with double glazed windows to the front bay and side with fitted shutters, laminate wood flooring, modern electric feature fireplace

#### KITCHEN/ BREAKFAST ROOM 18'3" (5.56m) x 13'2" (4.01m)

Range of wall and base units, granite working surfaces, under mount sink with separate hot water tap, Rangemaster with AEG extractor hood over, space for fridge freezer, built in Bosch dishwasher, central island with drawers under, pendant lighting over and seating for 4/5 stools, laminate wood flooring, inset spotlights, double glazed window to the rear aspect with fitted blinds, double glazed door leading on to the garden with fitted blinds, open plan to

#### DINING ROOM 13'0" (3.96m) x 10'0" (3.05m)

Double glazed patio doors leading on to the garden with fitted blinds, laminate wood flooring, display unit with shelving and cupboards, fireplace, door leading on to the Annexe

#### SEPARATE UTILITY ROOM 8'3" (2.51m) x 8'2" (2.49m)

Double glazed window to the front aspect with fitted shutters, wall and base units, working surfaces, stainless steel circular sink, space for fridge freezer, plumbing for washing machine, space for tumble dryer, inset spotlight, wall mounted gas fired central heating boiler

#### SEPARATE ANNEXE

#### LIVING ROOM 11'0" (3.35m) x 9'8" (2.95m)

Double aspect room with 2 sets of double glazed sliding patio doors leading on to the garden, attractive fireplace feature, laminate wood flooring, open plan to

#### KITCHEN 9'8" (2.95m) x 9'4" (2.84m)

Range of wall and base units, working surfaces incorporating a breakfast bar, stainless steel sink unit with drainer, fitted electric oven, induction hob with extractor over, space for fridge freezer, inset spotlights, lantern skylight

#### BEDROOM 10'8" (3.25m) x 9'8" (2.95m)

Double glazed window to the front with fitted shutters, fitted wardrobe cupboards, laminate wood flooring

#### SHOWER ROOM

Fully tiled. Independent shower cubicle, wash hand basin with cupboard under, mirrored wall cabinet, wc with concealed cistern, chrome ladder radiator, inset spotlights, extractor fan, skylight lantern window

#### FIRST FLOOR LANDING

Double glazed window to the front with fitted shutters, picture rail, access to the loft

#### BEDROOM 1 14'0" (4.27m) x 12'0" (3.66m)

Double aspect room with double glazed window to the front with fitted shutters and side aspect, fitted wardrobe cupboards

#### BEDROOM 2 13'0" (3.96m) x 12'1" (3.68m)

Double glazed window to the rear aspect, wardrobe cupboards, inset spotlights, picture rail

BEDROOM 3 16'0" (4.88m) x 8'11" (2.72m)

Double glazed windows to the rear aspect, walk in wardrobe, picture rail, inset spot lights

BEDROOM 4 8'3" (2.51m) x 8'0" (2.44m)

Double glazed window to the front aspect with fitted shutters, inset spot lights

#### BATHROOM

Fully tiled. Panelled bath with hand held shower attachment, large shower cubicle, wash hand basin with drawer under, fitted wall mirror, low flush wc, storage cabinet, chrome ladder radiator, extractor fan, double glazed windows to the side aspect with fitted blinds

#### OUTSIDE

#### REAR GARDEN

Sandstone patio areas, steps down to lawn with borders, greenhouse, summerhouse, outside lighting and tap, power point, gated side access

#### OFF STREET PARKING

Via own block paved driveway providing parking for several cars

#### COUNCIL TAX

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

Approximate Gross Internal Area  
 (Including Annexe)  
 Ground Floor = 73.8 sq m / 794 sq ft  
 Annexe = 34.9 sq m / 375 sq ft  
 First Floor = 71.0 sq m / 764 sq ft  
 Total = 179.7 sq m / 1,933 sq ft

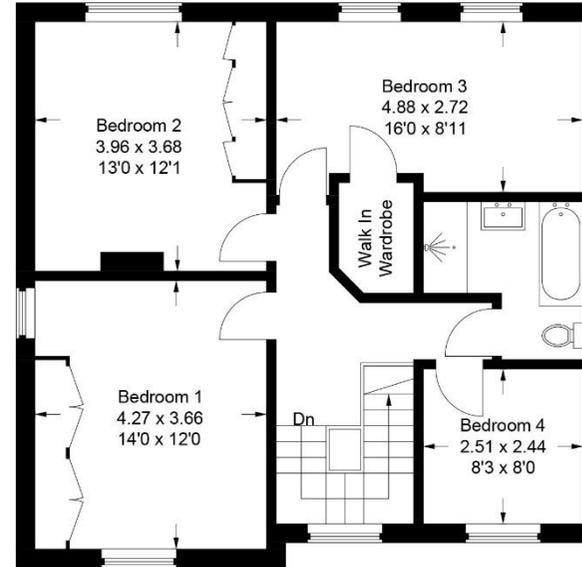


 = Annexe



**Ground Floor**

**Annexe**



**First Floor**

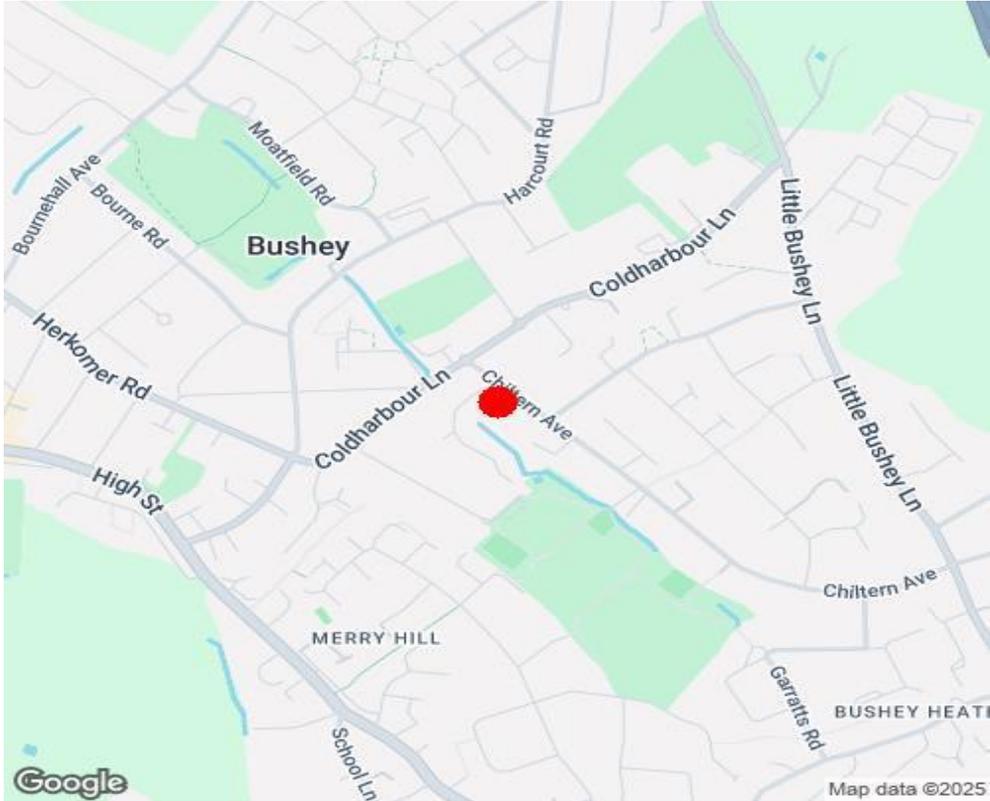
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 Plus) <b>A</b>                          |                         |   |
| (81-91) <b>B</b>                            |                         |   |
| (69-80) <b>C</b>                            |                         | 77  |
| (55-68) <b>D</b>                            | 60                      |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <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.