



30 Reddings Avenue, Bushey, WD23 3PB

Price £800,000 Freehold

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 Churchills Bushey



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30 Reddings Avenue, Bushey, Hertfordshire, WD23 3PB

- An Attractive 3 Bedroom Semi Detached House
- Convenient Residential Location
- Cloakroom
- Separate Living Room & Dining Room
- Bright Sun Room Overlooking The Garden
- Gas Central Heating/ Double Glazing
- Garage & Off Street Parking For Several Cars
- Energy Rating: D

This attractive 3 bedroom semi detached home offers a perfect blend of comfort and convenience. The property features an entrance hall, cloakroom, a spacious living room, and a separate dining room. The well appointed kitchen/breakfast room provides ample space for family meals, and has access to a useful utility room, while the living room seamlessly opens into a bright double glazed sun room with doors that lead to a generously sized, well established garden. Each of the three double bedrooms include wardrobe cupboards, ensuring plenty of storage. A modern bathroom, gas central heating, and double glazing enhance the homes warmth and efficiency. Additionally, the property benefits from a garage and off street parking at the front, complete with a stylish resin driveway. Situated in a convenient residential location, within easy reach of local shops and schools, the property is an ideal choice for families.







#### ENTRANCE HALL

Laminate wood flooring, decorative cornice, staircase to the first floor with cupboard under

#### CLOAKROOM

Window to the front aspect, low flush wc, wash hand basin with cupboard under, dado rail, laminate wood flooring, wall light

#### DINING ROOM 12'2" (3.71m) x 10'10" (3.3m)

Double glazed window to the front aspect, serving hatch

#### LIVING ROOM 15'9" (4.8m) x 11'5" (3.48m)

Double glazed window to the front aspect, picture rail, attractive fireplace feature with fitted coal effect gas fire, double glazed doors leading on to the sun room

#### SUN ROOM 10'8" (3.25m) x 10'6" (3.2m)

With double glazed windows and double doors leading on to the garden, tiled floor

#### KITCHEN/ BREAKFAST ROOM 20'7" (6.27m) x 8'10" (2.69m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit, Zanussi built in gas double oven, gas hob with extractor hood over, plumbing for dishwasher, space for fridge freezer, larder cupboard, inset spot lights, space for table, wall mounted gas fired central heating boiler, tiled floor, double glazed window to the rear aspect, double glazed patio doors leading on to the garden, door leading to the front of the property, bifolding doors leading to the utility room

#### UTILITY ROOM

Working surfaces, plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled floor, inset spotlights, double glazed window to the rear aspect

#### FIRST FLOOR LANDING

Double glazed window to the rear aspect, decorative cornice, access to the loft

#### BEDROOM 1 15'9" (4.8m) x 11'5" (3.48m)

Double glazed window to the front and rear aspects, wardrobe cupboard

#### BEDROOM 2 12'2" (3.71m) x 10'10" (3.3m)

Double glazed window to the front aspect, wardrobe cupboard

#### BEDROOM 3 12'2" (3.71m) x 6'8" (2.03m)

Double glazed window to the rear aspect, airing cupboard housing lagged hot water cylinder, wardrobe cupboard

#### BATHROOM

P-shaped bath with independent shower over, curved glass shower screen, vanity unit incorporating wash hand basin and wc with concealed cistern, part tiled walls, vinyl tile effect flooring, extractor fan

#### OUTSIDE

#### REAR GARDEN

Well established, spacious rear garden with sand stone patio area, lawn and borders, large garden shed, outside light, tap and power point

#### GARAGE 15'10" (4.83m) x 8'0" (2.44m)

Approached via own driveway with up and over door to front

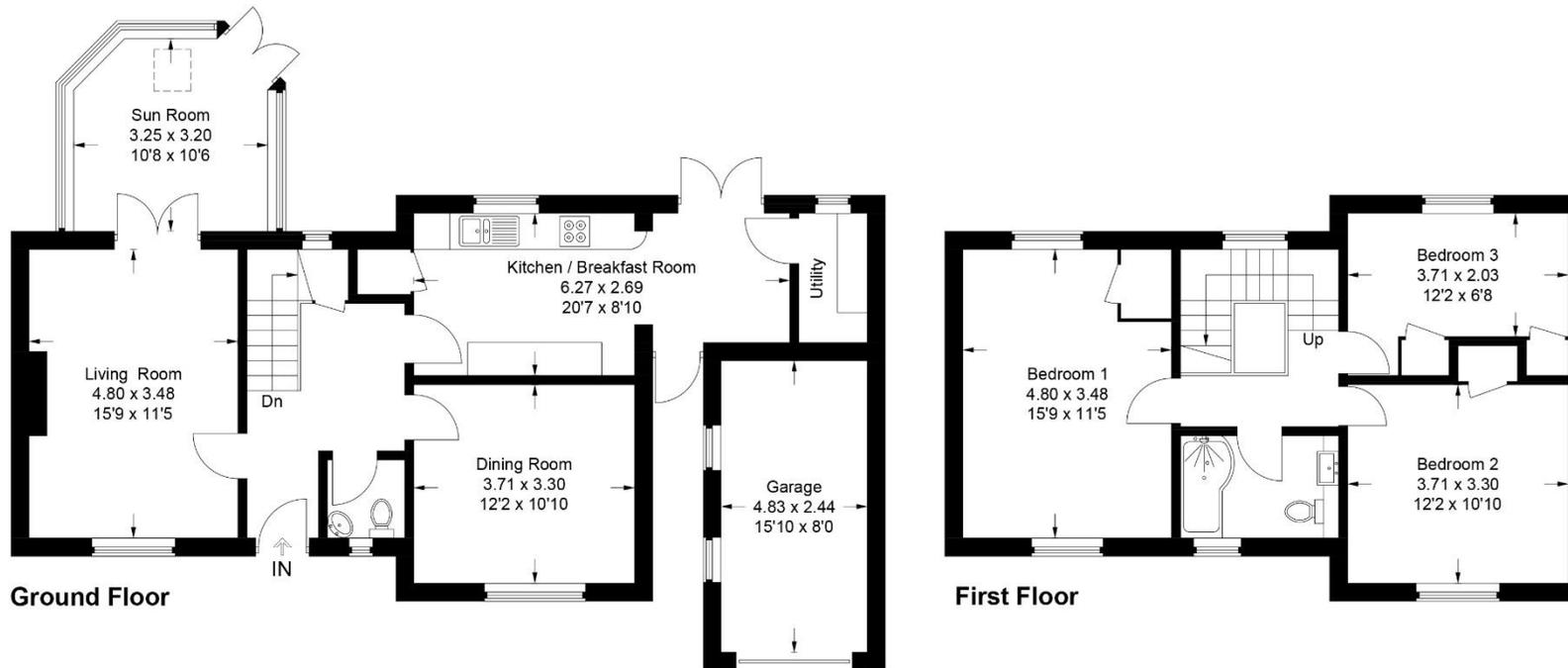
#### OFF STREET PARKING

Resin driveway to the front of the property providing parking for several cars

#### COUNCIL TAX

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

Approximate Gross Internal Area  
Ground Floor = 73.4 sq m / 790 sq ft  
First Floor = 53.7 sq m / 578 sq ft  
Garage = 11.9 sq m / 128 sq ft  
Total = 139.0 sq m / 1,496 sq ft



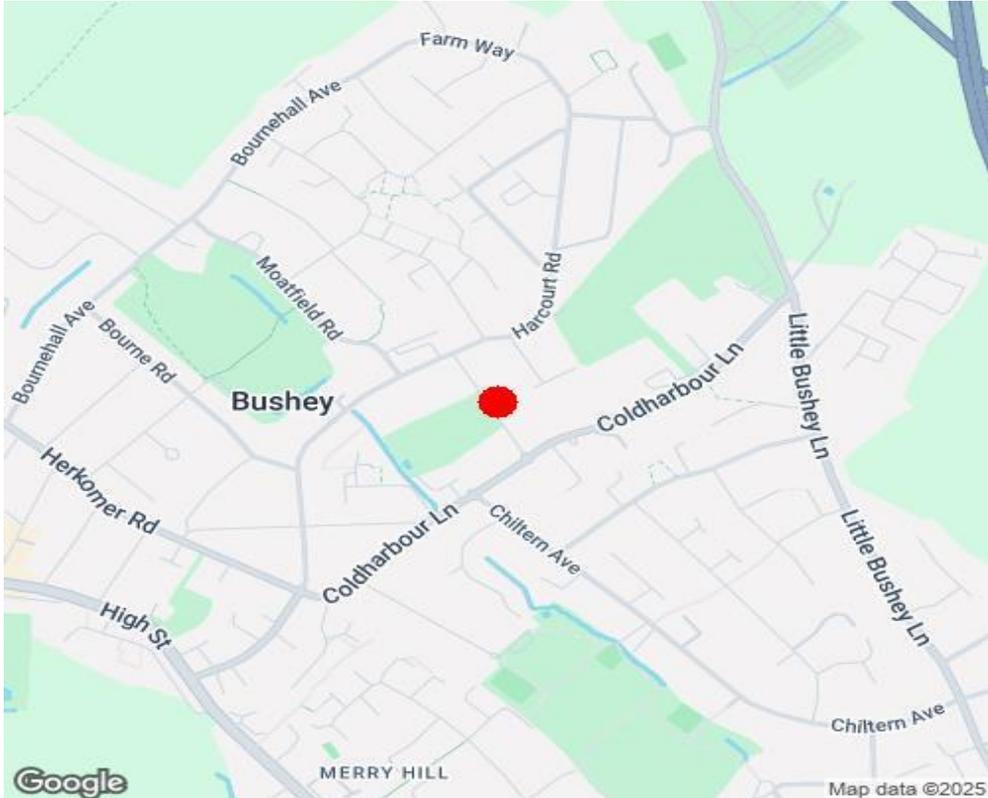
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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.