



Wayside Avenue, Bushey WD23 4SH

Offers In Excess Of £550,000

Benjamin Stevens are delighted to present this THREE BEDROOM SEMI DETACHED family home located on a quiet turning in Bushey.

Inside you will find two separate reception rooms in the form of the living room and dining room, the kitchen, three bedrooms, family bathroom and plenty of storage. To the rear is an attractive rear garden approximately 80ft long and to the front is off street parking on the driveway. Wayside Avenue is well situated both for easy access to local schools and transport links.

With potential to extend (subject to the usual planning consents) early viewing is highly advised.

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Exterior:



Kitchen:



Entrance Hall:

Obscured double glazed composite door to front, double glazed window to front, under stair storage, radiator, fitted carpet.

Double glazed window to side, a range of fitted wall and base units, two under counter electric ovens, four gas burner hob with stainless steel cooker hood over, ceramic sink and drainer unit, built in fridge freezer, integrated washing machine.

Lounge:



First Floor Landing:

Double glazed window to side, loft access, radiator, fitted carpet.

Guest WC:

Obscured double glazed window to side, low flush WC, lino flooring.

Double glazed window to rear, double glazed door to rear garden, feature fireplace, radiator, fitted carpet.

Family Bathroom:



Dining Room:



Obscured double glazed window to front, roll top bath, pedestal hand wash basin, radiator, fitted carpet.

Double glazed bay window to front, feature fireplace, radiator, fitted carpet.

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Bedroom One:



Double glazed window to front, feature fireplace, radiator, fitted carpet.

Bedroom Two:



Double glazed window to rear, feature fireplace, built in wardrobe storage, radiator, fitted carpet.

Bedroom Three:



Double glazed window to rear, radiator, fitted carpet.

Garden:



Laid mainly to lawn with a range of mature plants, shrubs and a vegetable patch, patio, shed, side access.

Garden:



Rear Elevation:



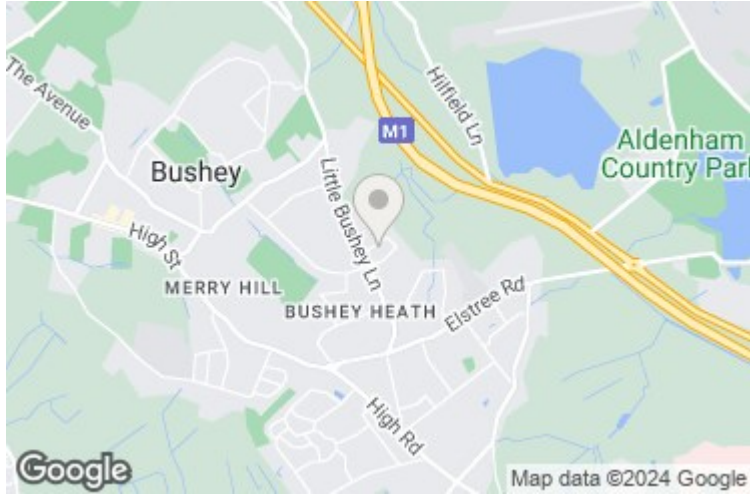
Tenure:

This is a freehold property. Council Tax Band E which is currently £2,414 per annum. As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

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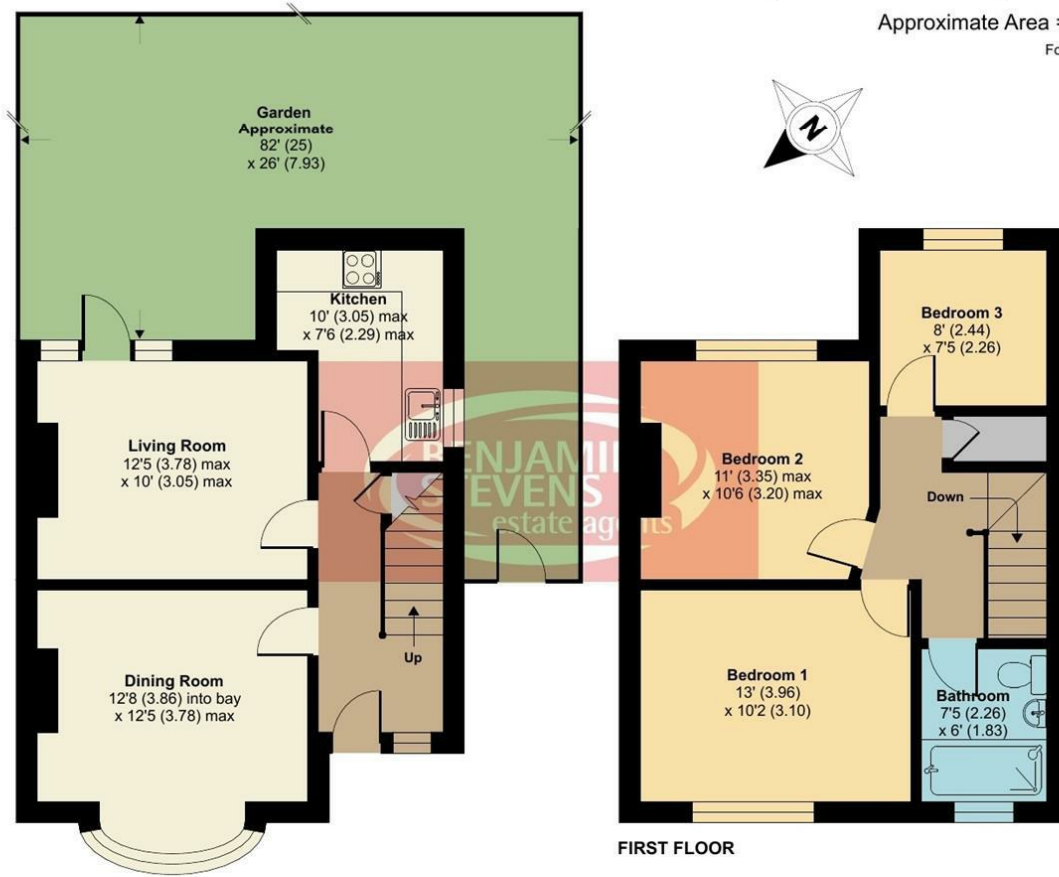
While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



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Approximate Area = 906 sq ft / 84.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Benjamin Stevens . REF: 955167

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		87
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F	49	
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



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