



**BENJAMIN
STEVENS.**
estate agents



Chiltern Avenue, Bushey WD23 4QE

Asking Price £560,000

A bright and spacious THREE BEDROOM SEMI DETACHED BUNGALOW situated on a sought after residential road off Little Bushey Lane, conveniently located and within walking distance to all local shopping and transport facilities. The property is in need of modernisation and benefits from: Replacement Double Glazed Widows, Gas Fired Heating To Radiators, Lounge/Dining Room, Kitchen/Breakfast Room, Three Bedrooms, Shower Room, Rear Garden, Garage & Car Port, Off Street Parking,
POTENTIAL TO EXTEND STPP
CHAIN FREE

Chiltern Avenue, Bushey WD23 4QE

Exterior:



Kitchen/Breakfast Room:



Lounge/Dining Room:



Bedroom One:



Kitchen/Breakfast Room:



Bedroom Two:



Bedroom Three:



Tenure:

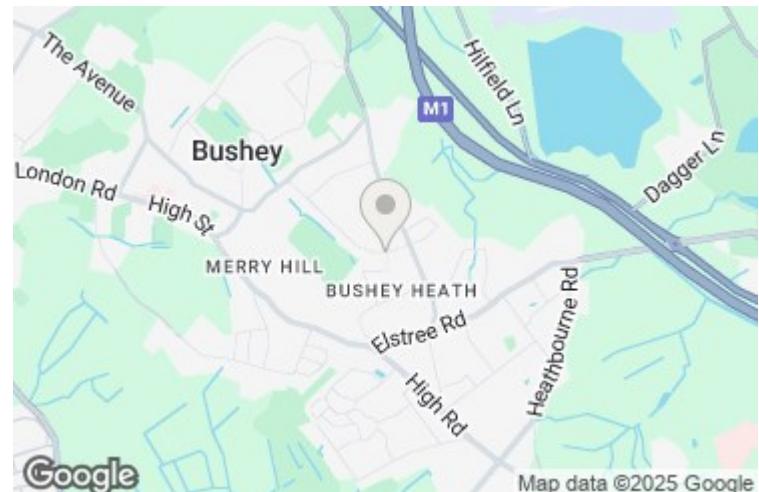
This is a freehold property.

Council Tax Band E £2,663 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

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.



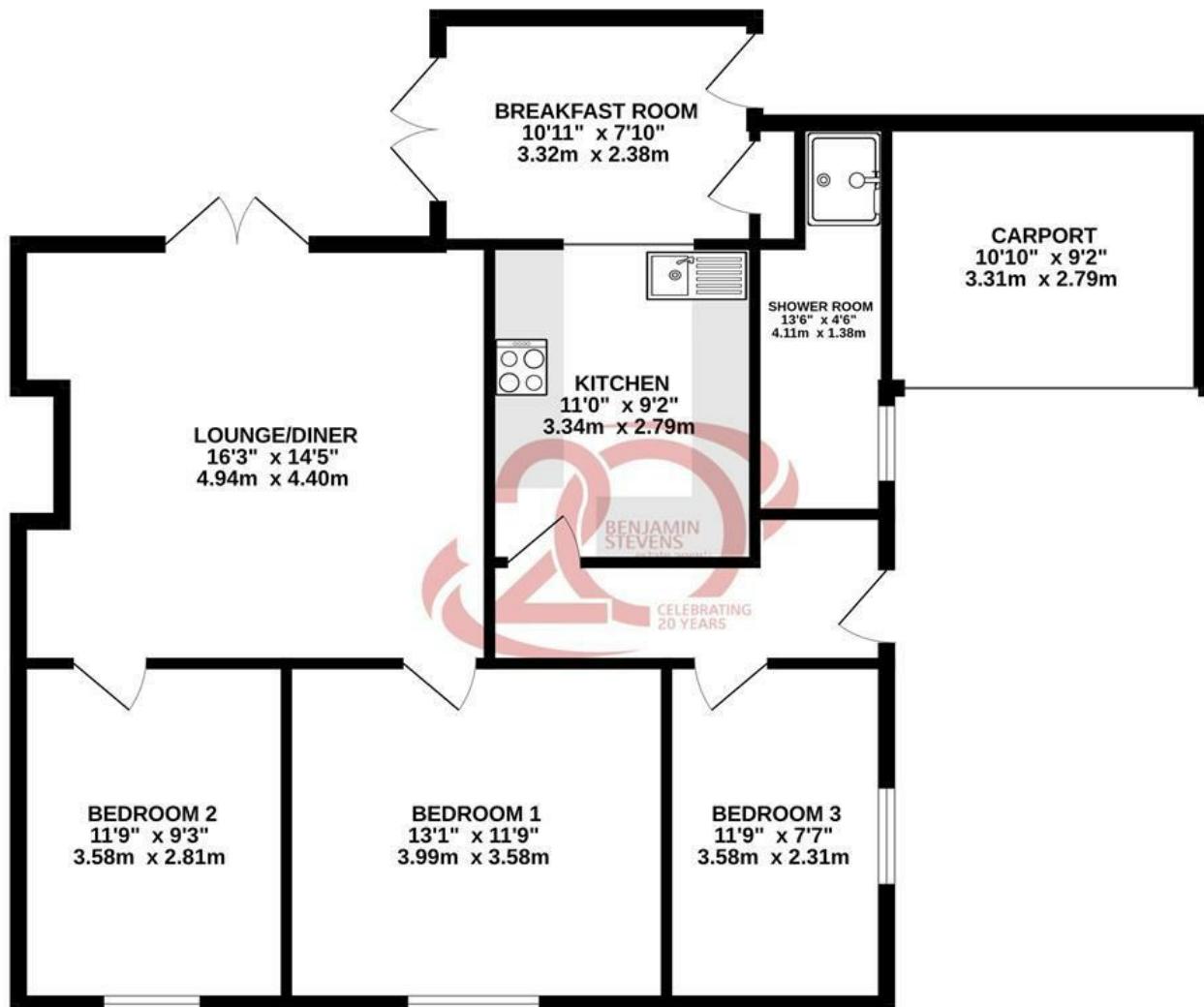
Shower Room:



Garden:



GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA: 979 sq.ft. (91.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	