



**BENJAMIN  
STEVENS.**  
estate agents



**Ashfield Avenue, Bushey WD23 4HJ**

**Asking Price £349,950**

A bright and spacious TWO BEDROOM GROUND FLOOR GARDEN MAISONETTE situated on a sought after residential road in the heart of Bushey, conveniently located for all local shopping and transport facilities and in a great catchment area for all local schools. The property is in need of some modernisation and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Kitchen, Two Bedrooms, Bathroom, Garden, Off Street Parking For Two/Three Cars.

**NEW LEASE ASSIGNED ON COMPLETION  
CHAIN FREE**

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**Exterior:**



**Reception Room:**



**Reception Room:**



**Kitchen:**



**Reception Room:**



**Kitchen:**



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**Bedroom One:**



**Garden:**



**Bedroom Two:**



**Garden:**



**Bathroom:**



**Exterior Rear:**



**Tenure:**

This is a leasehold property and the seller advises us there will be a new lease assigned on completion with an annual Ground Rent of £10 PA & Service Charge Of £37.78 per month Approx (£453.36 PA)

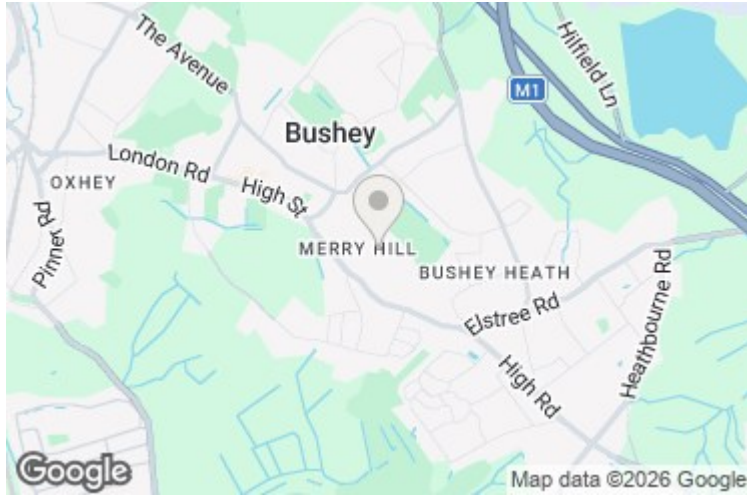
Council Tax Band C £2,035 per annum.

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

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### 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.



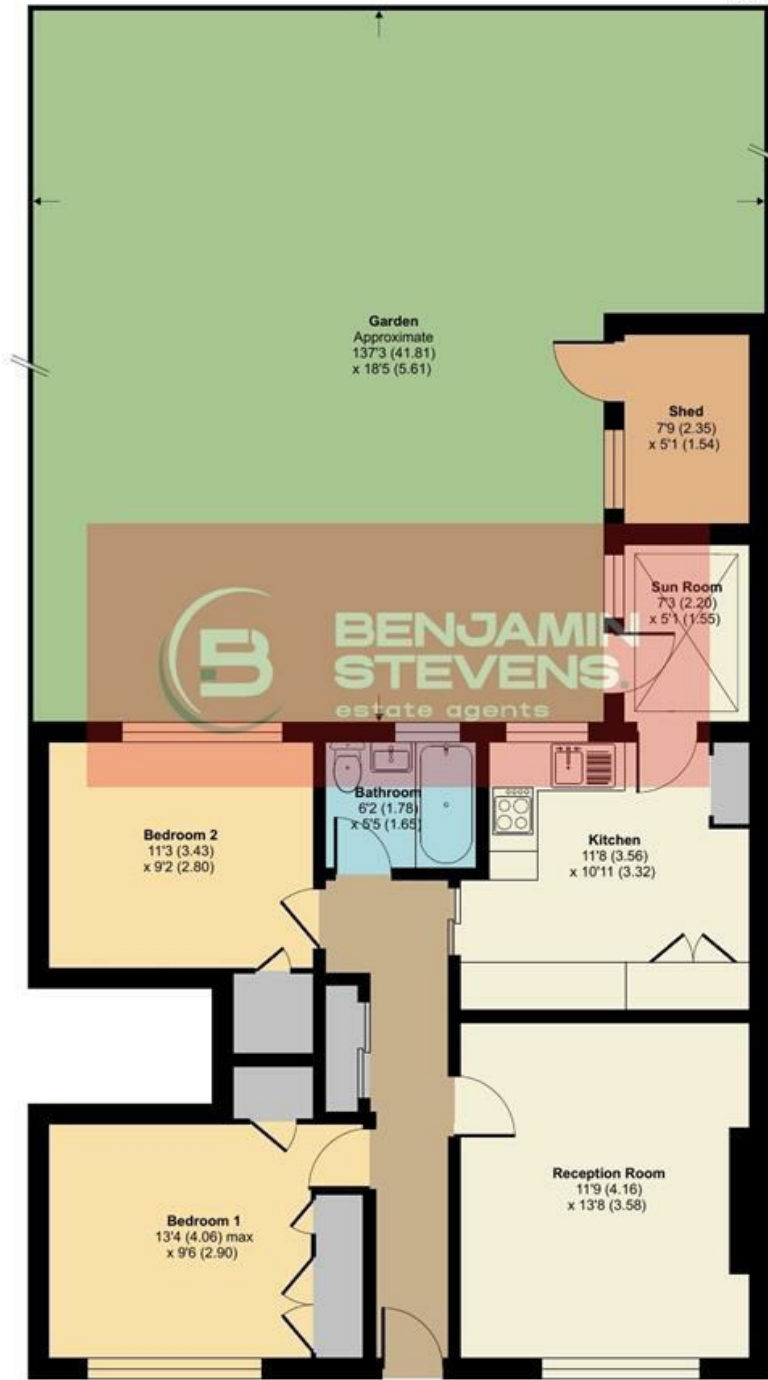
# Ashfield Avenue, Bushey, WD23

Approximate Area = 706 sq ft / 65.5 sq m

Outbuilding = 39 sq ft / 3.6 sq m

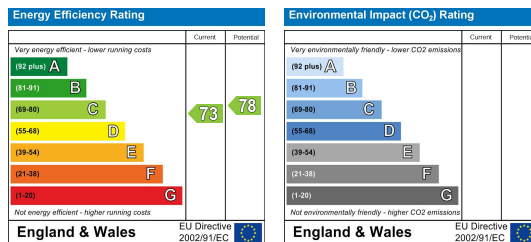
Total = 745 sq ft / 69.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Benjamin Stevens. REF: 1369534



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