



Titian Avenue, Bushey Heath

£650,000

proffitt  
& holt





## Titian Avenue

### Bushey Heath

Proffitt & Holt are delighted to present this immaculate three-bedroom residence, beautifully finished by the current owners and spread over three floors. Situated in the desirable area of Bushey Heath, this exceptional home offers modern living with high-quality finishes throughout.

On the ground floor, you are welcomed by an entrance hall that leads into an open-plan living and dining area. This inviting space features storage, a charming bay window to the front, and a convenient guest cloakroom. The modern kitchen is a true highlight, boasting brand-new appliances, underfloor heating, and French doors that open onto the rear garden. The first floor hosts two well-proportioned double bedrooms, the larger of the two benefiting from fitted wardrobes. A stylish family bathroom, recently fitted with a high-end combi boiler, completes this floor. The loft has been expertly converted into a stunning master bedroom suite, complete with wardrobe space, a Juliet balcony overlooking the garden, an air conditioning unit, and a spacious en-suite shower room with contemporary finishes. The private rear garden is an inviting outdoor space, complete with a patio area and feature lighting, making it perfect for entertaining. The remainder of the garden is mainly laid to lawn, with a summer house at the far end and a gate providing rear access.

This beautifully presented home is ideally located for those seeking a blend of tranquillity and accessibility, making it a perfect choice for discerning buyers.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Titian Avenue

### Bushey Heath

Bushey Heath is a much sought-after location and is conveniently located for numerous highly regarded schools, local shops and amenities including Aldenham Golf & Country Club, Aldenham Park, Oxhey Park, and Bushey mainline train station which is serviced by London Overground and London Northwestern trains into London, and the Jubilee line from nearby Stanmore has frequent services into London with Stratford the final station destination. Comprehensive shopping amenities are catered for at the Atria Watford Shopping & Leisure Centre. For the road commuter, the A41 is within a few miles, the M1 is accessible at Junctions 4 and 5 and the M25 at Watford, at Junction 19 or 20, connecting to the national motorway network.



- Three Double Bedrooms
- Immaculate Throughout
- Terraced Family Home
- Under-Floor Heating in Kitchen
- Open-Plan Living/Dining Room
- Sought-After Location
- Master Bedroom with En Suite, Juliet Balcony and Air Conditioning
- Guest Cloakroom





**For broadband and mobile speeds see:**

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

### **Services**

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

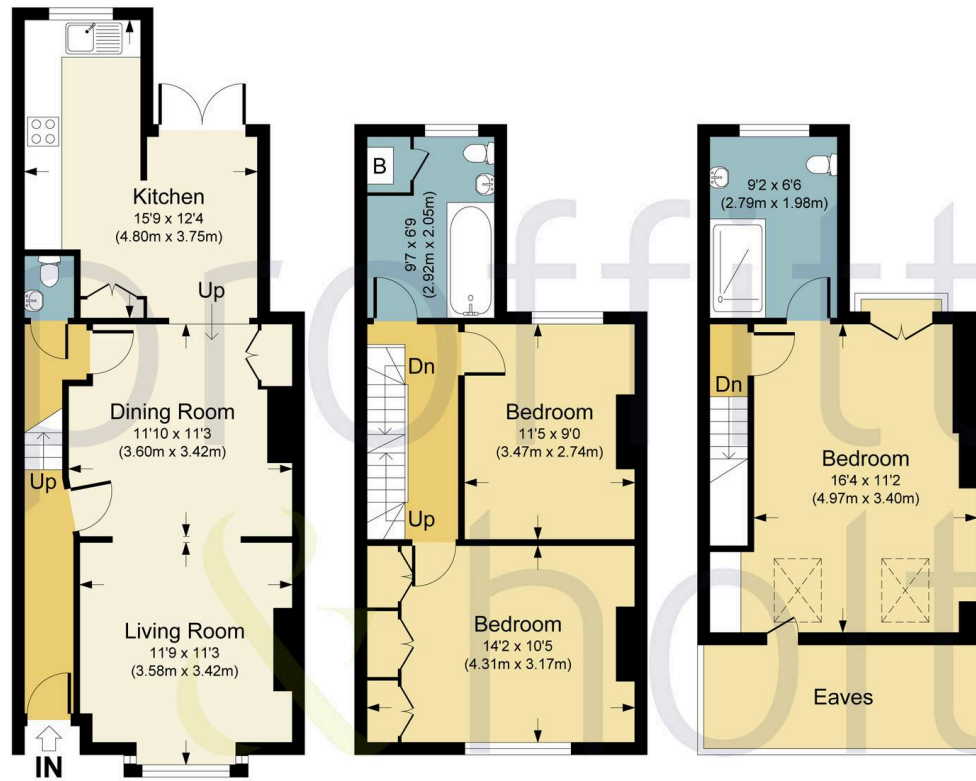
### **Fixtures and Fittings**

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

PHOTO TO THE LEFT: SECOND FLOOR ENSUITE SHOWER ROOM/WC



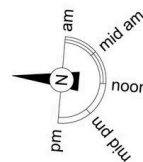




Ground Floor

First Floor

Second Floor



TITIAN AVENUE, WD23

APPROX. GROSS INTERNAL FLOOR AREA 1149.69 SQ FT / 106.81 SQ M.  
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## Proffitt & Holt – Watford

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