



8 Koh-I-Noor Avenue, Bushey Village, WD23 3EJ

Price £650,000 Freehold

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 ChurchillsBushey



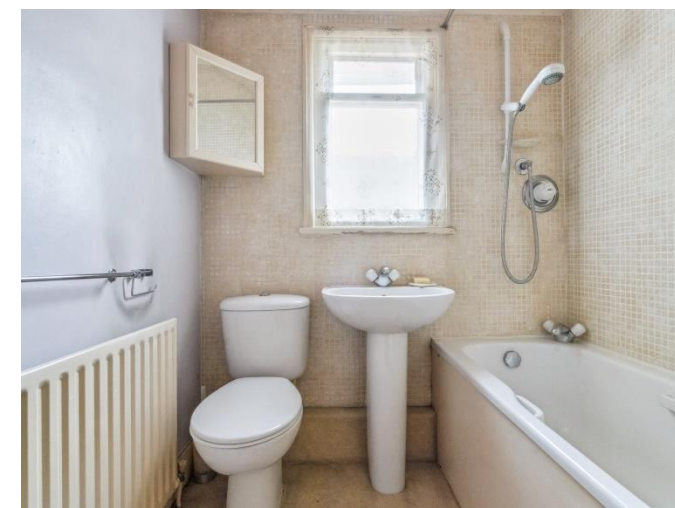
Price £650,000

8 Koh-I-Noor Avenue, Bushey Village, Bushey,  
Hertfordshire, WD23 3EJ

- Older Style 3 Bed End Of Terrace House
- Heart Of Bushey Village
- 2 Reception Rooms
- 3 Double Bedrooms
- Approx 160ft Mature Rear Garden
- Scope To Extend (STPP)
- No Upper Chain
- Energy Rating: D

AN OLDER STYLE 3 BEDROOM 2 RECEPTION ROOM END OF TERRACE HOUSE,  
WITH HIGH CEILINGS THROUGHOUT,  
ENTRANCE HALL, 2 RECEPTION ROOMS,  
17FT KITCHEN/BREAKFAST ROOM,  
3 DOUBLE BEDROOMS, BATHROOM,  
GAS CENTRAL HEATING, PART DOUBLE GLAZING,  
APPROX 160FT MATURE & WELL STOCKED REAR GARDEN,  
SCOPE FOR REAR EXTENSION (STPP)  
SITUATED IN THE HEART OF BUSHEY VILLAGE,  
CLOSE TO LOCAL SHOPS, RESTAURANTS & SCHOOLS,  
OFFERED FOR SALE WITH NO UPPER CHAIN







#### ENTRANCE HALL

Staircase to the first floor with cupboard under

#### RECEPTION ROOM 1 13'7" (4.14m) x 11'2" (3.4m)

Double glazed windows to the front bay, archway to

#### RECEPTION ROOM 2 12'6" (3.81m) x 9'0" (2.74m)

Large double glazed picture window overlooking the garden, fitted bookshelves and cupboards

#### KITCHEN/ BREAKFAST ROOM 17'4" (5.28m) x 9'11" (3.02m)

Range of wall and base units including pull out larder, working surfaces, stainless steel sink unit with drainer, gas hob with stainless steel chimney extractor hood over, Bosch eye level double oven, recess for fridge freezer, plumbing for dishwasher and washing machine, wall mounted gas fired central heating boiler ( Worcester Bosch), laminate wood flooring, window and door to the side aspect, double glazed window to the rear aspect and double glazed doors leading on to the garden

#### FIRST FLOOR LANDING

Access to the loft, storage cupboard

#### BEDROOM 1 15'0" (4.57m) Into Bay x 13'7" (4.14m)

Double glazed windows to the front bay, fitted wardrobe cupboards, dressing table and matching bedside tables, wall lights

#### BEDROOM 2 12'5" (3.78m) x 9'5" (2.87m)

Sash window to the rear aspect

#### BEDROOM 3 11'1" (3.38m) x 10'0" (3.05m)

Sash window to the rear aspect

#### BATHROOM

panelled bath with independent shower over, wash hand basin with pedestal, low flush wc, mirrored wall cabinet, window with secondary glazing to the side aspect

#### OUTSIDE

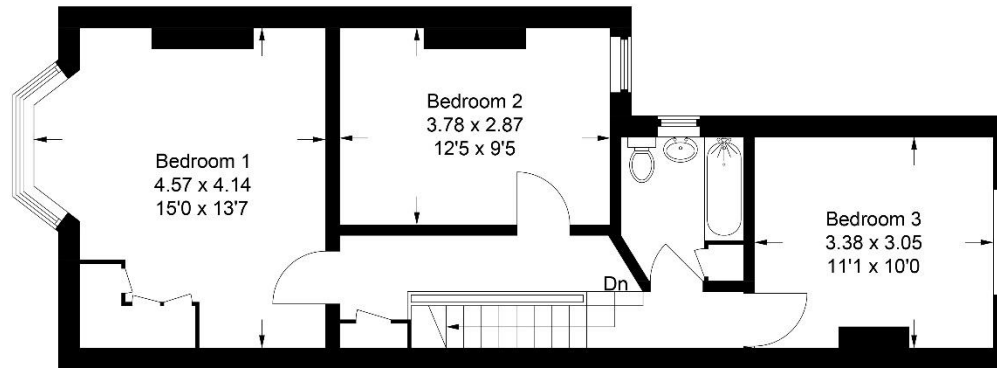
#### REAR GARDEN

Approx 160ft. Mature and well stocked rear garden with patio area, lawn, borders, shrubs, garden pond, pergola, timber shed, greenhouse, outside tap, gated side access

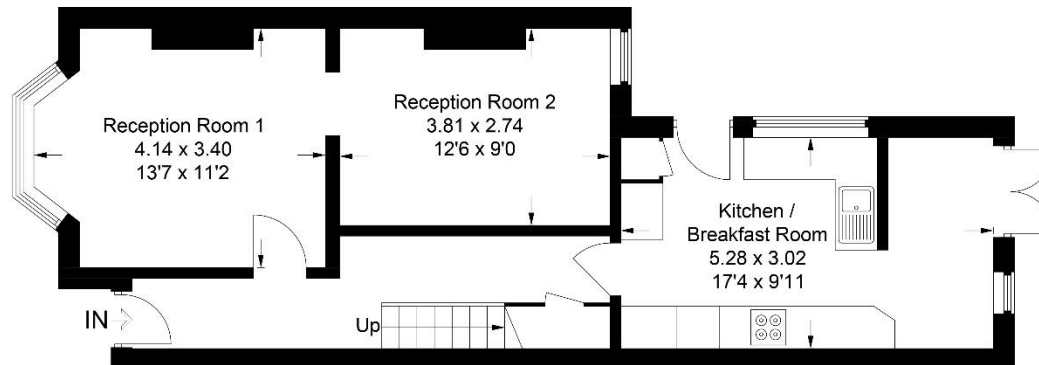
#### COUNCIL TAX

Hertsmere Borough Council, Tax Band E, £2619.51 2024/2025

Approximate Gross Internal Area  
Ground Floor = 51.3 sq m / 552 sq ft  
First Floor = 51.8 sq m / 557 sq ft  
Total = 103.1 sq m / 1109 sq ft




**First Floor**



**Ground Floor**

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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(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.