



62 Coldharbour Lane, Bushey, WD23 4NY

Price £695,000 Freehold

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 ChurchillsBushey



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62 Coldharbour Lane, Bushey, Hertfordshire, WD23 4NY

- An Extended 3 Bedroom Semi Detached House
- Cloakroom
- Two Interconnecting Reception Rooms
- Kitchen/ Breakfast Room
- Gas Central Heating/ Double Glazing
- Well Presented Rear Garden
- Off Street Parking To The Front
- Council Tax Band E - Hertsmeire Borough Council
- Energy Rating: D

This extended 3 bedroom semi detached home, built in the 1930s, has been well maintained throughout and clearly cherished by its long term owner. The property opens with a welcoming entrance hall and a convenient cloakroom, leading to two spacious interconnecting reception rooms that provide flexible living and entertaining space. A generous kitchen/breakfast room adds to the family appeal, while upstairs offers three comfortable bedrooms and a family bathroom. Outside, the well presented rear garden provides an attractive private retreat, complemented by off street parking to the front via a block paved driveway. Additional benefits include gas central heating and double glazing. Ideally situated in a convenient location, the property is close to local shops, reputable schools, and the award winning King George V Recreation Ground.

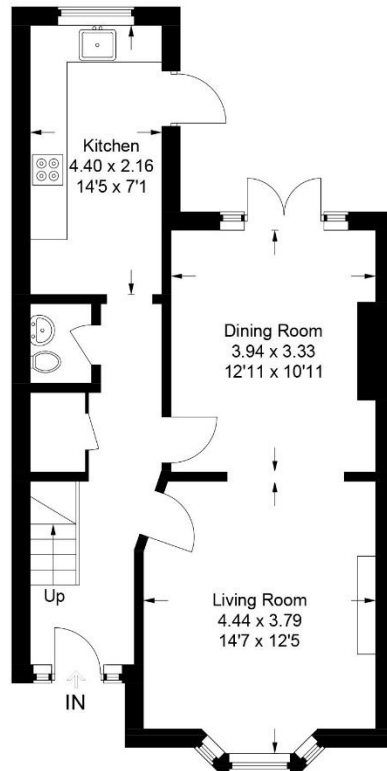




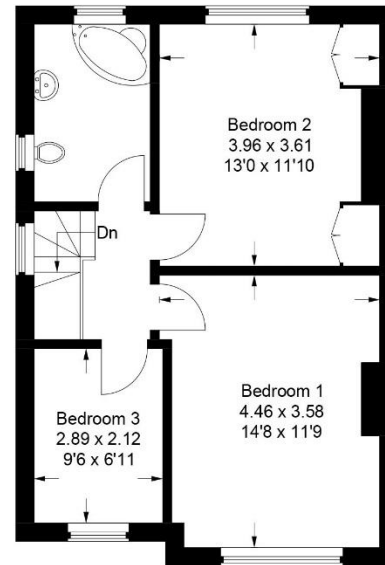


Coldharbour Lane

Approximate Gross Internal Area
Ground Floor = 52.4 sq m / 564 sq ft
First Floor = 47.3 sq m / 509 sq ft
Total = 99.7 sq m / 1,073 sq ft



Ground Floor

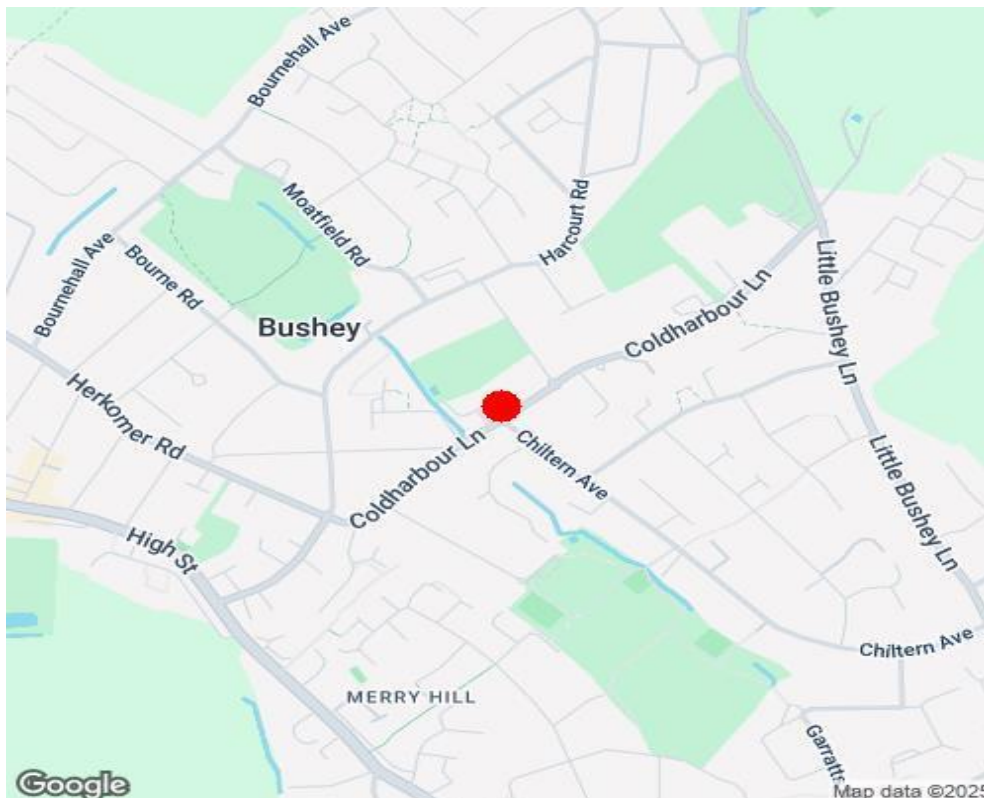


First Floor

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
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.