

# Chiltern Close

Bushey, WD23 4PZ



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

**jw**  
&Co.

Incorporating LANGLEYS



# Chiltern Close

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£1,125,000

- Well presented detached house situated in a quiet cul de sac
  - 22'1 x 13'9 reception room
    - Family room
    - Kitchen
  - Kosher kitchen/Utility room
    - Cloakroom
  - Principal bedroom with dressing area and en suite shower room
    - Bedroom two with office (former en suite)
      - Three further bedrooms
  - Secluded rear garden and ample off street parking







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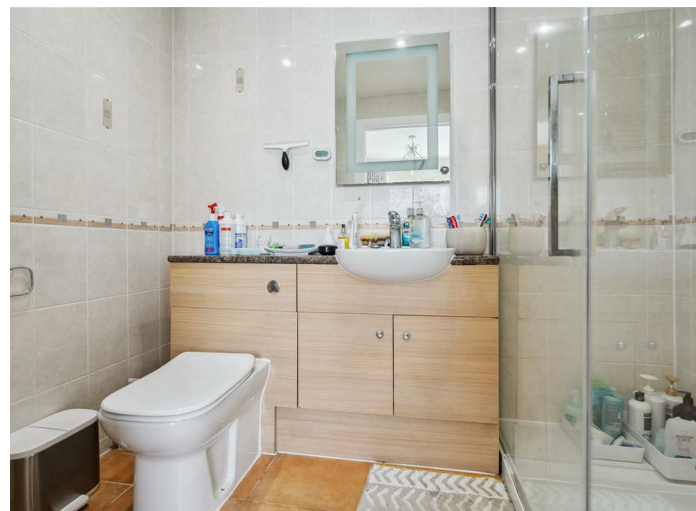
JW & CO are pleased to offer this substantial FIVE BEDROOM, TWO BATHROOM DETACHED HOUSE situated in a quiet cul-de-sac off Chiltern Avenue, Bushey, within proximity to Bushey Heath, offering numerous local amenities and transport links.

This impressive property has been modernised in recent years and offers spacious accommodation ideal for entertaining or family living. The thoughtful design begins with a spacious and inviting entrance hall and the convenience of a downstairs cloakroom. To the front a door leads to the bright and generously sized reception room, perfect for hosting gatherings or enjoying family time.

The modern fitted kitchen boasts an extensive range of wall and base units, providing ample storage and workspace. It is complemented by a separate Kosher Kitchen/Utility room, catering to diverse culinary needs. At the rear of the property, a delightful reception room offers serene views over the well-manicured rear garden, creating a peaceful retreat.

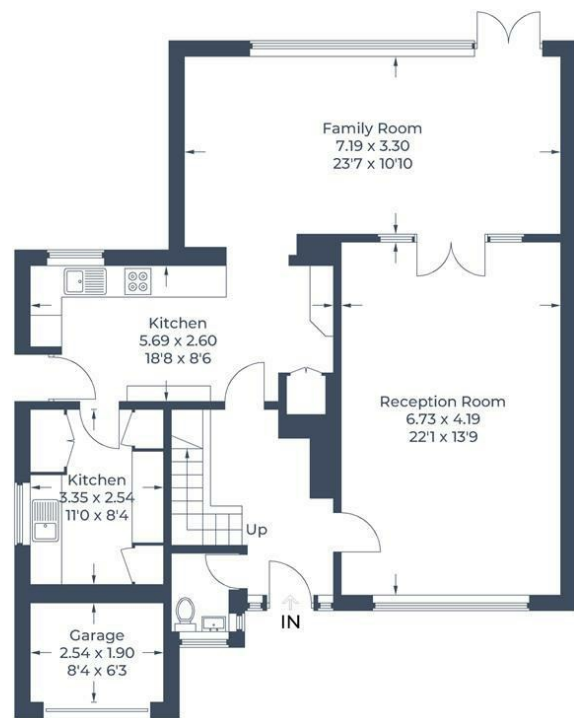
Upstairs, the principal bedroom suite is a luxurious space featuring a dressing area and an En suite shower room. Bedroom two benefits from access to a home office, with the option to revert it back to an En suite, as the original plumbing is still in place. The first floor also includes three additional well-proportioned bedrooms and a family bathroom, ensuring comfort and convenience for the whole family.

Outside, the property boasts a secluded rear garden, perfect for relaxation and outdoor activities. Additional features include a store room and ample off-street parking at the front, enhancing the property's appeal.





Approximate Gross Internal Area  
 Ground Floor = 92.7 sq m / 998 sq ft  
 First Floor = 92.7 sq m / 998 sq ft  
 Garage = 4.8 sq m / 52 sq ft  
 Total = 190.2 sq m / 2,048 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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**Reception room**  
 22'1" x 13'9" (6.73m x 4.19m)

**Kitchen**  
 18'8" x 8'6" (5.69m x 2.59m)

**Kosha Kitchen**  
 11' x 8'4" (3.35m x 2.54m)

**Family room**  
 23'7" x 10'10" (7.19m x 3.30m)

**Bedroom One**  
 23'7" x 10'11" (7.19m x 3.33m)

**Bedroom two**  
 14'3" x 8'5" (4.34m x 2.57m)

**Office (En suite)**  
 8'5" x 5'11" (2.57m x 1.80m)

**Bedroom three**  
 13'10" x 11'3" (4.22m x 3.43m)

**Bedroom Four**  
 11'7" x 10'8" (3.53m x 3.25m)

**Bedroom Five**  
 11'3" x 7'2" (3.43m x 2.18m)

**Store room/garage**  
 8'4" x 6'3" (2.54m x 1.91m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>73</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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