



Cotswold Avenue, Bushey WD23 4QJ

Offers In Excess Of £525,000

A beautifully presented bright and spacious THREE BEDROOM FAMILY HOME situated on a popular residential road off Little Bushey Lane, conveniently located for all local shopping/transport facilities and with a great catchment area for all local schools. The property is being offered in good decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Lounge/Dining Room, Fully Fitted Modern Kitchen/Breakfast Room, Three Bedrooms, Bathroom,
Rear Garden, Off Street Parking For Several Cars.

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Exterior:



Lounge/Dining Room:



Entrance Hall:



Lounge/Dining Room:



Lounge/Dining Room:



Kitchen/Breakfast Room:



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Kitchen/Breakfast Room:



Bathroom:



Bedroom One:



Garden:



Bedroom Two:



Exterior Rear:



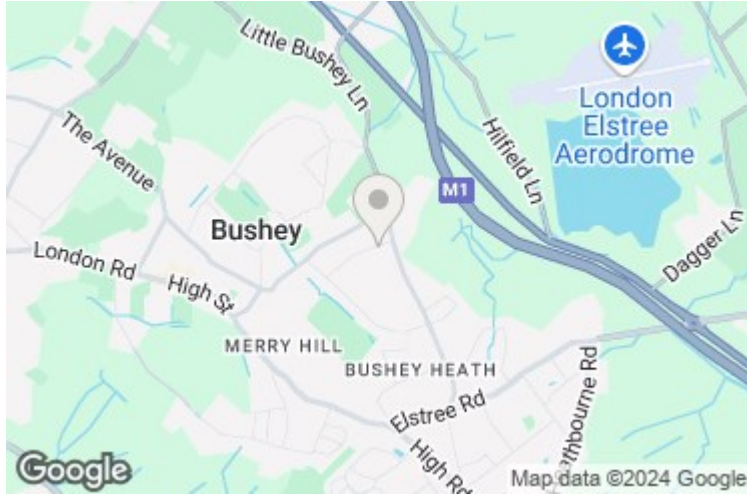
Tenure:

This is a freehold property.
Council Tax Band D £2,179 per annum.
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

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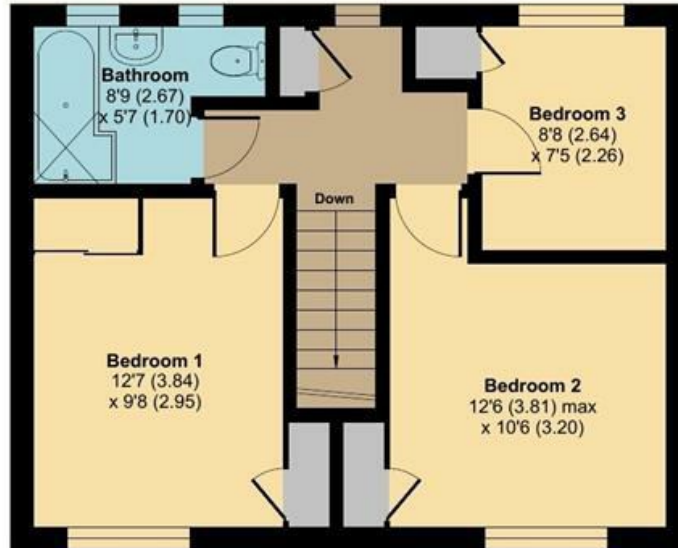
While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



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Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Benjamin Stevens. REF: 1121186

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	88		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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