



**Park Avenue
Bushey, WD23 2BH
Offers in excess of £475,000**

We at Coopers are pleased to bring to the market this semi-detached bungalow in North Bushey, with two double bedrooms, a modern bathroom, a light and spacious living room, and a large kitchen/diner leading to a bright conservatory with a utility room we feel this makes a lovely family home with lots of potential to extend!

At the rear of the property, you will find a large private garden with side access to a garage offering off street parking. At the front of the property a second garden with large hedges giving privacy to your home offering the opportunity for a drive (STPP) , Situated in North Bushey, known for its easy access to good local schools, shopping facilities as well as major road links M1, M25 and the A41 Park Avenue is offered with no onward chain. Please contact us today to arrange your viewing!

- CHAIN FREE
- Large Rear Garden
- Potential To Extend
- Garage
- Two Double Bedrooms
- Utility room
- Rear Conservatory
- Close To Local Amenities



164 St. Albans Road, Watford, Hertfordshire, WD24 4AS

Tel: 01923 228822 | watford@coopersestateagents.co.uk | www.coopersestateagents.co.uk



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	

