



## The Rutts Bushey Heath, Hertfordshire WD23 1LN Asking price £485,000

Coopers are delighted to offer this beautiful 2 double bedroom Cottage for sale. The property has been finished to the highest of standards after undergoing a complete renovation. Situated just a stones throw from the high street and within the catchment of Bushey Heath Primary School, this property is in a highly desirable location. The house cannot be truly appreciated without a viewing. Please contact us today to arrange to see this fantastic property.

- 2 Double Bedroom Terraced House
- Modern Lounge
- Bathroom Off The Landing
- Fully Fitted Large Kitchen
- Family Bathroom Off The Landing
- South West Facing Garden
- Separate Dining Area
- One Shed With Cabin Office
- Catchment For Bushey Heath Primary School
- Home Office Room



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	73		68
58		51	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

