



80 Chiltern Avenue, Bushey – WD23 4RG  
£1,100,000

 ChurchillsBushey



Situated in a sought-after residential location, this charming 1930s three bedroom detached home offers an exceptional lifestyle opportunity for families and those looking to grow into their next home. Entered via a spacious glazed porch overlooking the front garden, the property provides generous and flexible living accommodation including two separate reception rooms, a rear kitchen and conservatory, a downstairs WC, and well-proportioned bedrooms complemented by a large family bathroom and separate WC. Outside, the well-presented garden with patio and lawn is ideal for relaxing or entertaining, alongside an outbuilding currently used as a utility room, a detached garage, and a driveway providing parking for two cars. With King George V Recreation Ground close by, along with local schools and amenities, this home is perfectly placed for everyday family life, while the excellent scope to extend to the side and rear (subject to planning consent) offers exciting potential to tailor the property to suit future needs.





- 1930s Detached Family Home
- Two Separate Reception Rooms
- Downstairs WC
- Bathroom With Separate WC
- Detached Garage
- Substantial Front & Rear Gardens
- Scope To Extend ( STPP)
- Sought After Location

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D











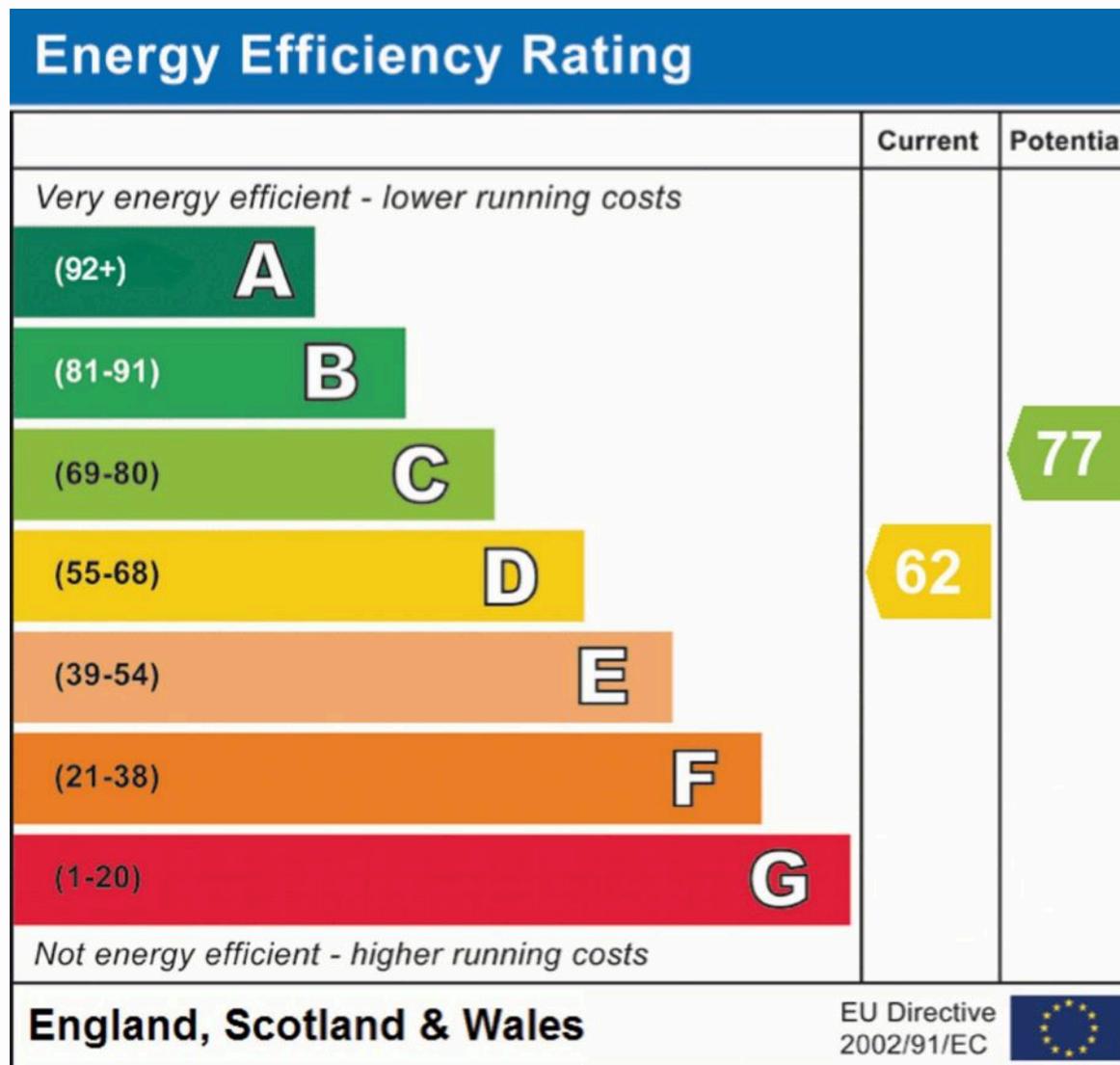
# Chiltern Avenue

Approximate Gross Internal Area  
Ground Floor = 66.5 sq m / 716 sq ft  
First Floor = 59.3 sq m / 638 sq ft  
Outbuildings = 16.6 sq m / 179 sq ft  
(Including Garage / Utility)  
Total = 142.4 sq m / 1,533 sq ft



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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## Churchills – Bushey

Churchills Independent Estate Agents, 72 High Street – WD23 3HE

020 8950 0033

francesco@churchillsbushey.co.uk

churchillsbushey.co.uk/

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