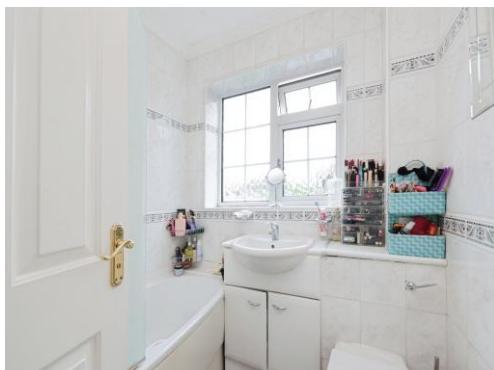




**Connells**

Coldharbour Lane  
Bushey



## Property Description

Connells are delighted to present this spacious four-bedroom detached family home, located on the highly sought-after Coldharbour Lane in Bushey. Set well back from the road, this impressive property offers generous living space, a beautiful rear garden, and excellent potential to extend (subject to planning permission), making it a perfect long-term home for families.

Internally, the property offers four generous bedrooms, ideal for a growing family or those needing home office space. The layout includes a bright and airy living room, separate dining area, and a well-sized kitchen. There is a family bathroom upstairs and a downstairs toilet for added convenience.

One of the standout features is the stunning south-west facing rear garden, which enjoys plenty of afternoon sun - perfect for outdoor entertaining, gardening or simply relaxing. The home also includes a garage and private driveway, providing ample off-street parking and additional storage space.

The property is set back from the road, offering privacy and a welcoming approach. With its generous footprint and untapped potential, there's plenty of scope to create a larger open-plan kitchen-diner or add further bedrooms and living areas, subject to planning consent.

Located within easy reach of excellent local schools, popular amenities, and well-connected transport links, this is a rare

opportunity to secure a home that offers both immediate comfort and long-term promise.

## Ground Floor

### Entrance Hall

Door and window to front aspect, storage cupboard and radiator.

### Reception Room

28' max x 12' ( 8.53m max x 3.66m )

Window to front aspect, sliding door to rear aspect, television point and radiator.

### Kitchen

10' x 8' ( 3.05m x 2.44m )

Window to rear aspect, wall and base units, work surfaces, one bowl sink with drainer, plumbing for a washing machine and dishwasher, electric oven and hob, cooker-hood, boiler house, space for free-standing fridge/freezer and door to rear garden.

### Cloakroom

Window to side aspect, wash hand basin, water closet and radiator.

## First Floor

### Landing

Window to side aspect, loft access and radiator.

### Bedroom 1

12' 7" x 12' ( 3.84m x 3.66m )

Window to front aspect, built in wardrobe and dressing table, radiator.

### **Bedroom 2**

10' 10" x 9' 9" ( 3.30m x 2.97m )

Window to rear aspect, built in wardrobe, storage cupboard and radiator.

### **Bedroom 3**

9' x 8' 11" ( 2.74m x 2.72m )

Window to rear aspect and radiator.

### **Bedroom 4**

8' 11" x 8' 5" ( 2.72m x 2.57m )

### **Bathroom**

Window to side aspect, tiled throughout, bath with overhead shower, wash hand basin, water closet, heated towel rail.

### **Outside**

### **Front**

Laid to lawn, paved driveway for numerous vehicles, side access and garage.

### **Rear**

South East facing, patio, side access, raised flower beds and laid to lawn.

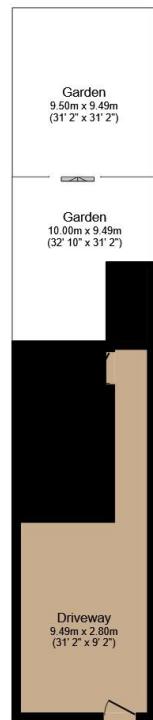
### **Garage**

Window to rear aspect, power and light.





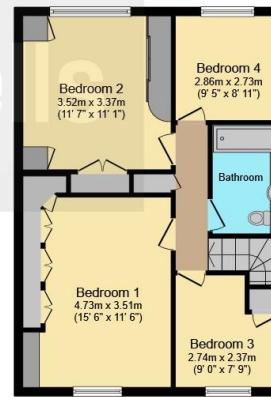




**Garden**



**Ground Floor**



**First Floor**



**Garage**

**Total floor area 139.3 m<sup>2</sup> (1,499 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C    Council Tax  
 Band: G

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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