



72 Cotswold Avenue, Bushey - WD23 4QH  
£585,000





Set in a desirable position with communal parking to the front, this beautifully refurbished 1950s end of terrace home offers a superb blend of style, space, and practicality. Ideally located close to local shops, well-regarded schools, and providing excellent access to the M1 and A41 motorways, it is perfectly placed for both everyday convenience and commuting. Inside, the property has been thoughtfully extended and modernised, featuring an impressive 18ft living room alongside a separate TV room/bedroom four, providing excellent flexibility for family life, guests, or working from home. The contemporary fitted kitchen forms the heart of the home, while a sleek ground floor wet room adds everyday convenience for busy households and visitors alike.

Upstairs, three well-proportioned bedrooms are complemented by a family bathroom and separate WC, offering comfortable and versatile accommodation.

Outside, the property truly excels with its generous south-facing garden, ideal for al fresco dining, relaxation, and entertaining. Finished to a high standard throughout and offering further potential (STPP), this home presents an outstanding lifestyle opportunity.





- An Extended End of Terrace House
- Two Separate Reception Rooms
- 3/4 Bedrooms
- Ground Floor Wet Room
- Substantial Rear Garden
- Scope For Extension (STPP)
- Close To Local Amenities

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C







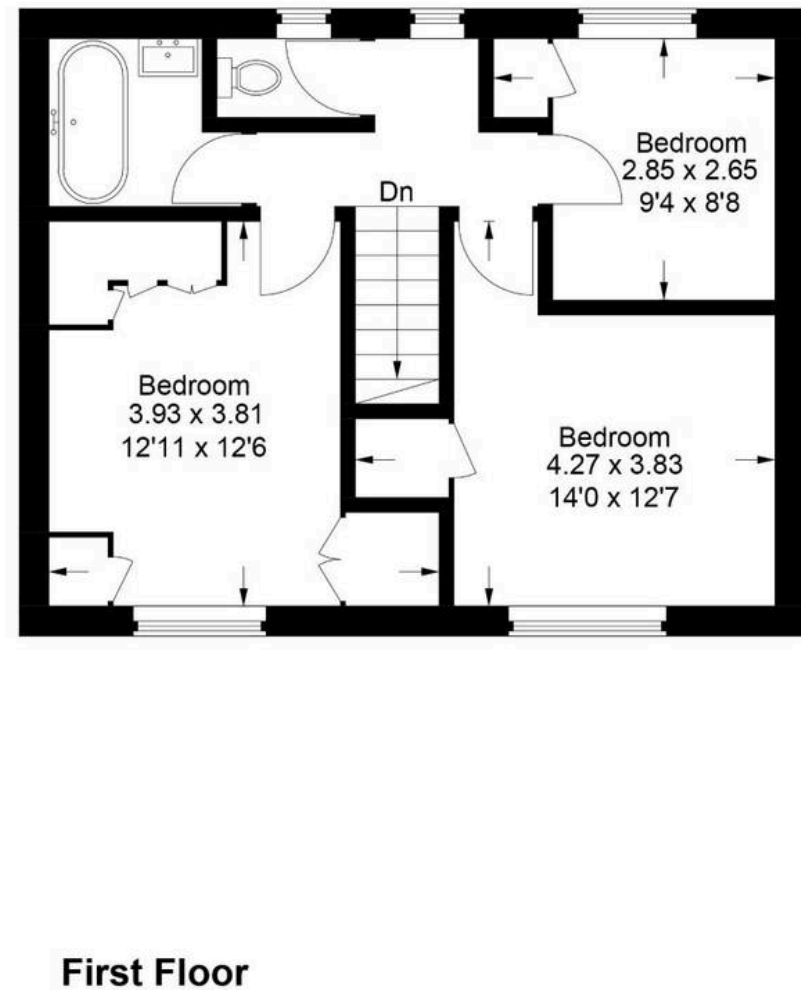
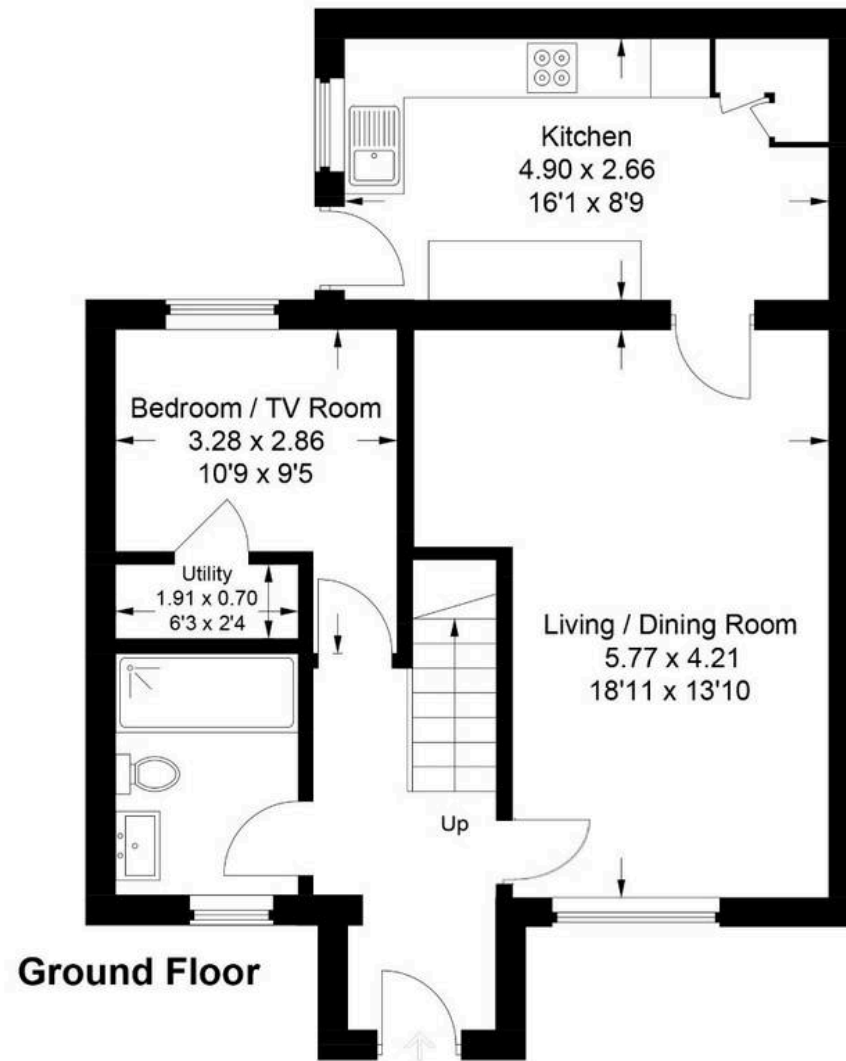






# Cotswold Avenue

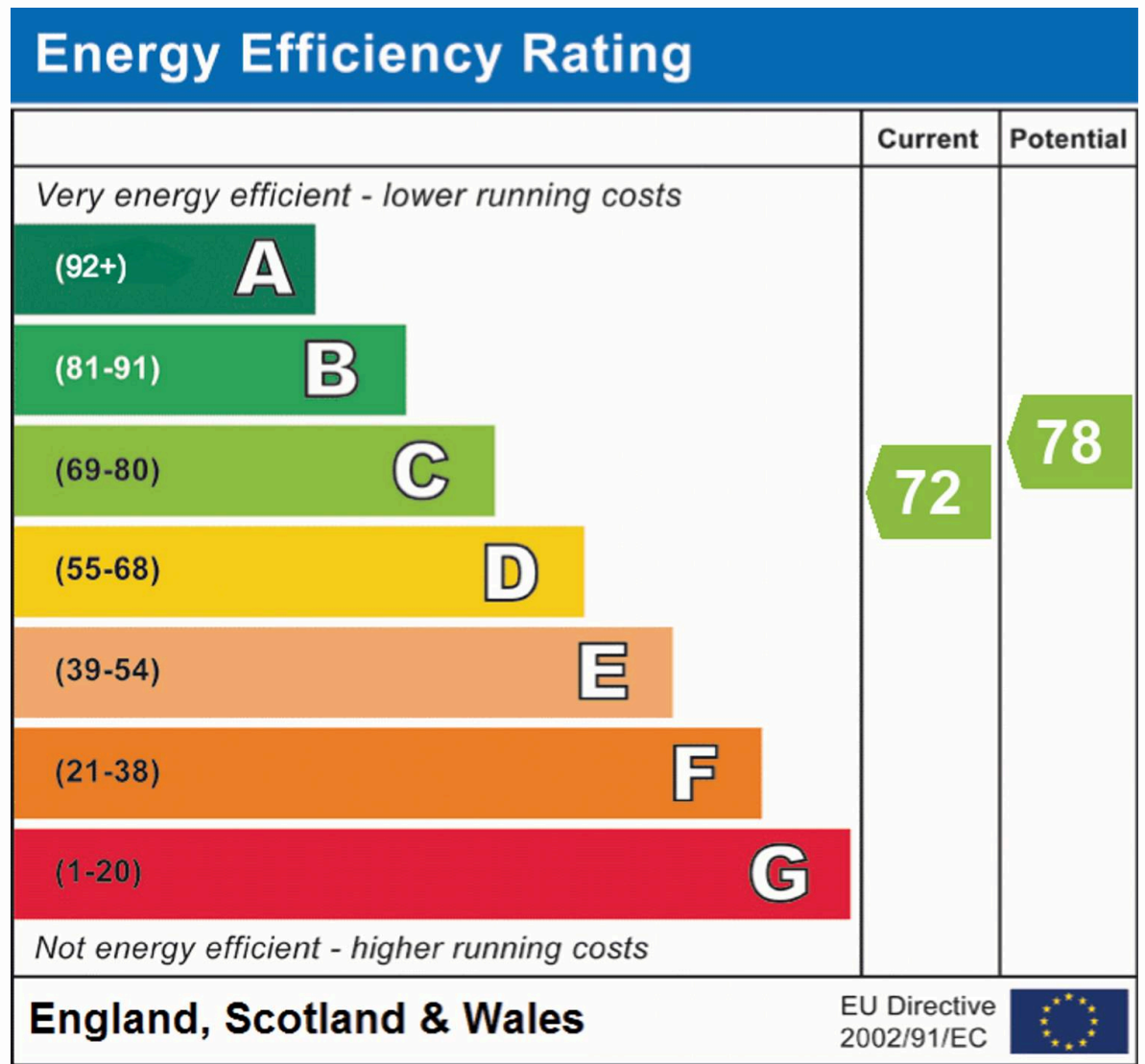
Approximate Gross Internal Area  
Ground Floor = 58.1 sq m / 625 sq ft  
First Floor = 42.3 sq m / 455 sq ft  
Total = 99.3 sq m / 1,069 sq ft



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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 Estate Agents, 72 High Street - WD23 3HE

020 8950 0033

[churchillsbushey.co.uk](http://churchillsbushey.co.uk)

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