

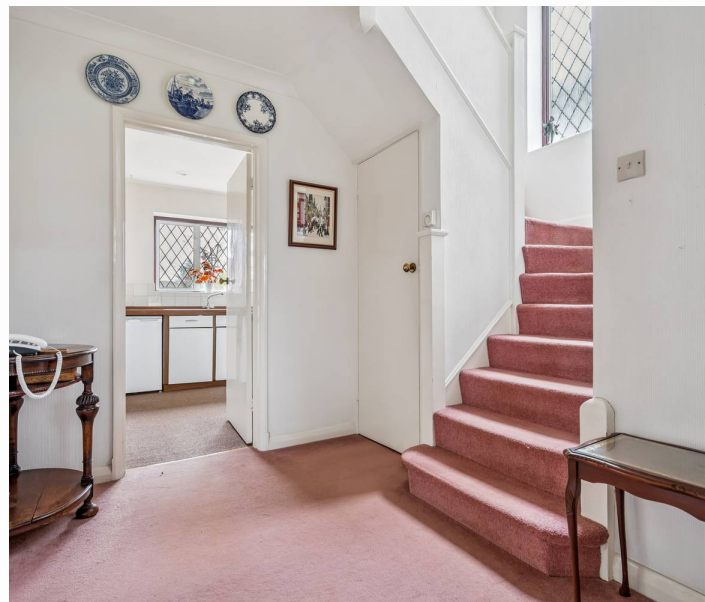


80 Chiltern Avenue, Bushey – WD23 4RG
£999,950

 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.





80 Chiltern Avenue

- 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













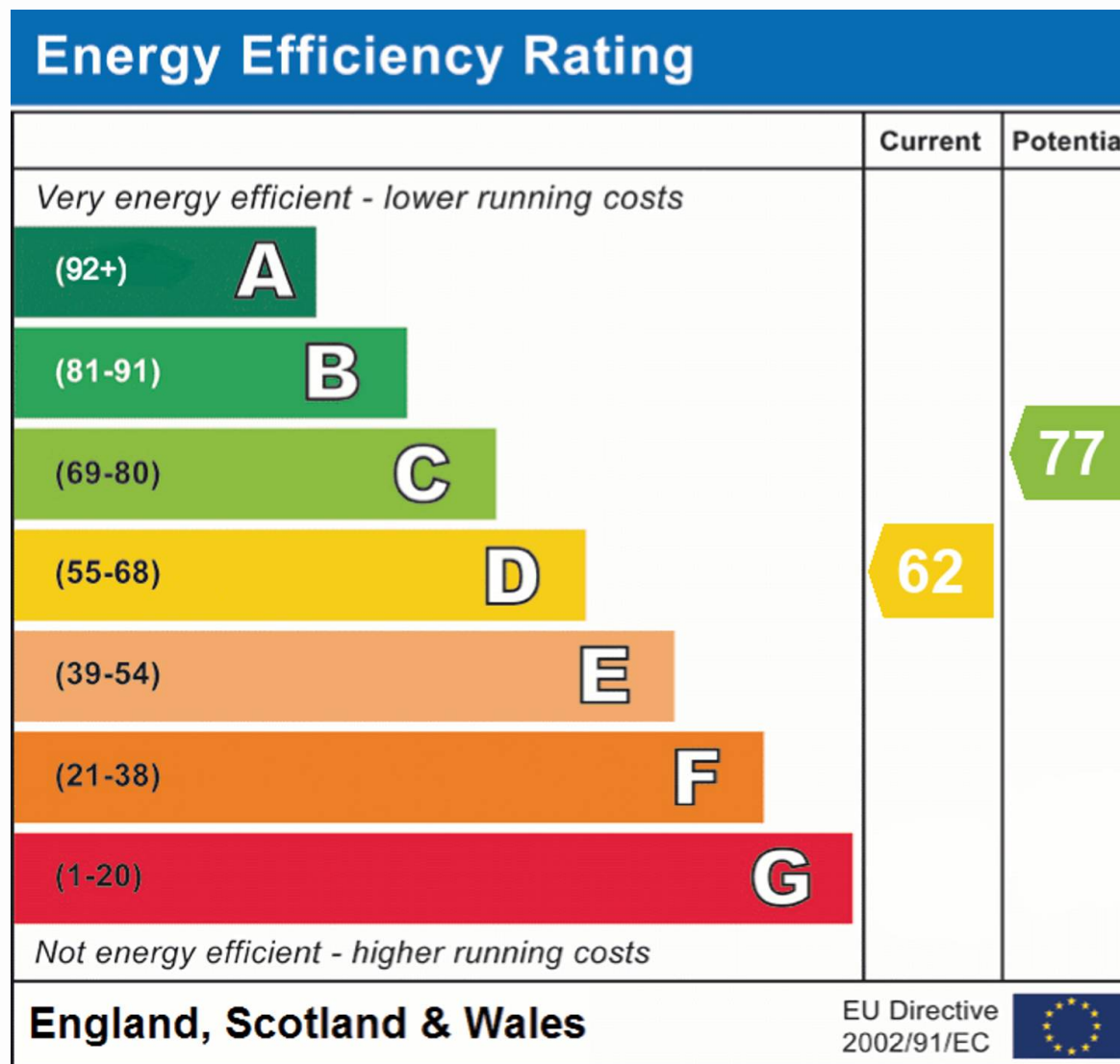
Chiltern Avenue

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

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We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.