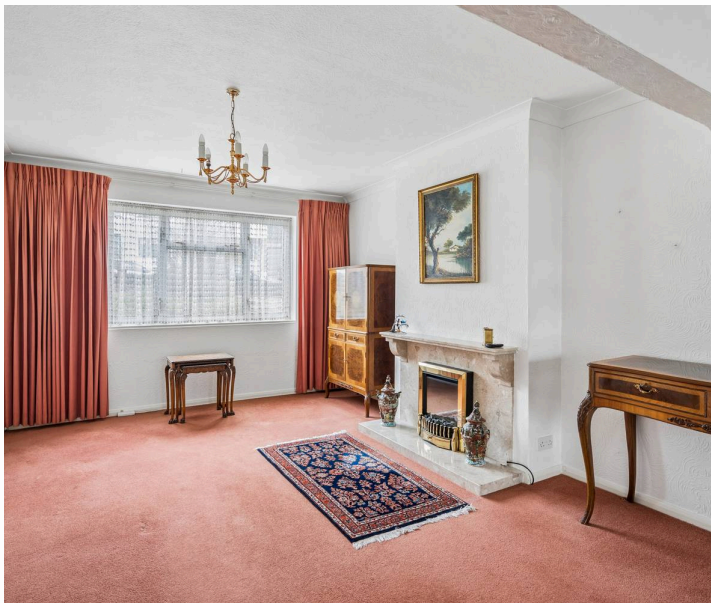




2 Kimble Crescent, Bushey – WD23 4SR
£650,000

 **Churchills**Bushey



A charming 3 bedroom semi detached home set on a generous corner plot, offering exceptional potential to extend or redevelop (subject to the necessary planning permissions). Originally built in the 1950s and already extended to the side and rear, the property provides an exciting opportunity for buyers to further enhance and create a substantial long term family home tailored to modern living. Offered to the market with no upper chain, the current accommodation begins with an entrance porch leading into a welcoming hallway and downstairs WC. The spacious through lounge flows naturally into the dining area, creating an ideal space for both relaxed family living and entertaining. The fitted kitchen sits alongside a bright double-glazed conservatory, which enjoys pleasant views over the garden and provides a versatile space that could serve as a garden room, playroom or informal sitting area. Upstairs there are three well proportioned bedrooms, two with built-in wardrobes, together with a family shower room. One of the standout features of the home is the mature wrap-around garden to the side and rear, offering a wonderful outdoor setting with established planting and plenty of space for children to play, outdoor dining, or future landscaping. The size and position of the plot also create exciting possibilities for further extensions or development, allowing the next owner to significantly increase the living space if desired. Additional benefits include gas central heating, double glazing and off-street parking to the rear of the garden. Located in a highly sought-after residential area of Bushey Heath, the property is just a short distance from Bushey High Road, with its selection of cafés, restaurants, shops and everyday amenities, while also offering convenient transport links and access to well regarded local school, making it an ideal setting for family life.



- 3 Bedroom Semi Detached House
- Downstairs WC
- Ample Scope For Further Extension/Redevelopment (STPP)
- Double Glazed Conservatory
- Mature Gardens
- Off Street Parking
- Sought After Location In Bushey Heath
- No Upper Chain

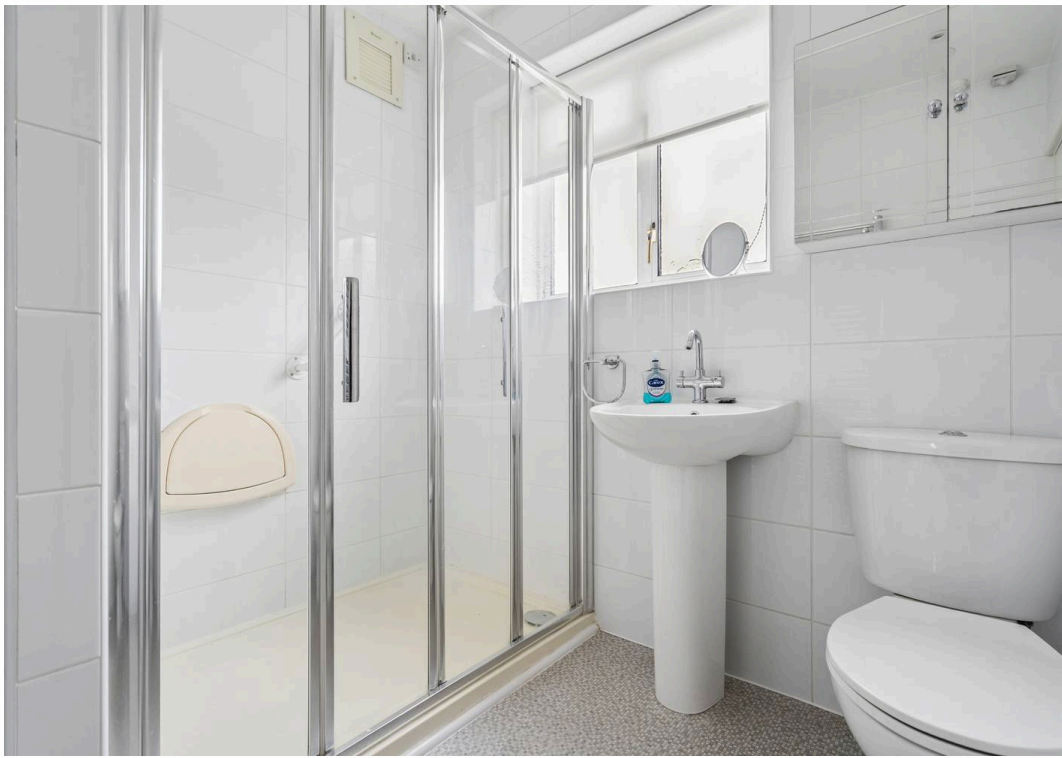
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





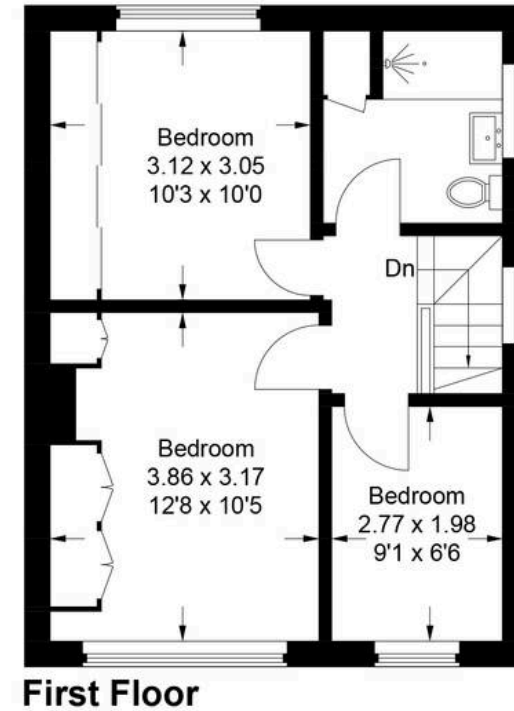
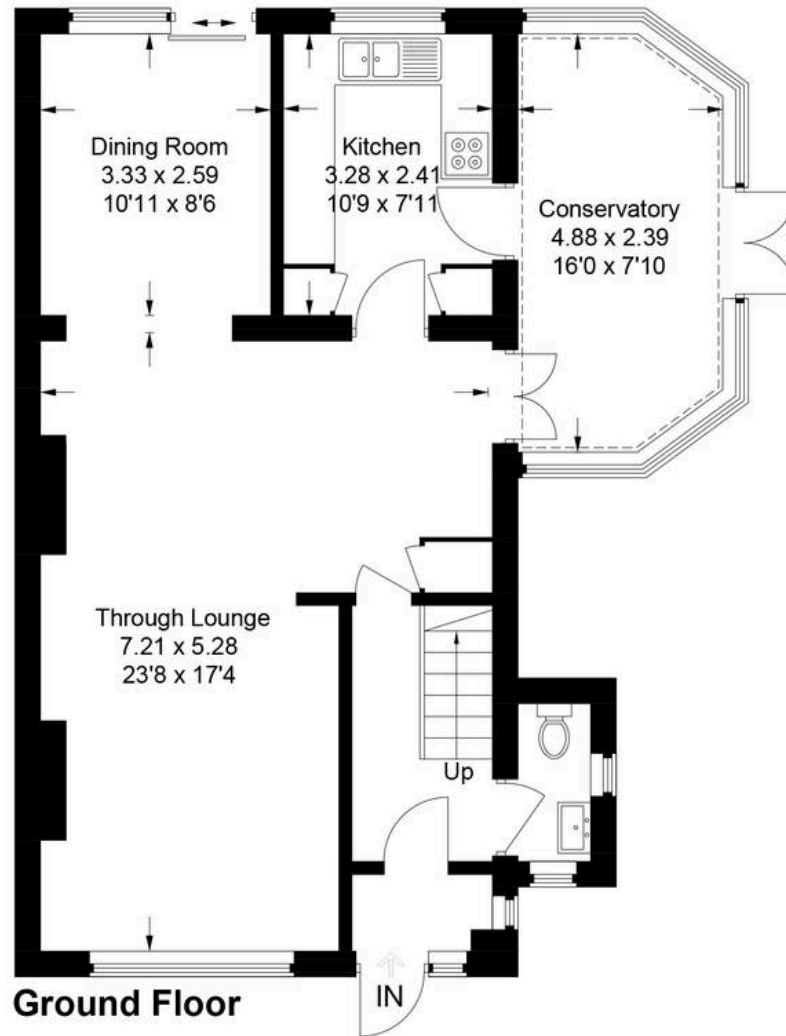






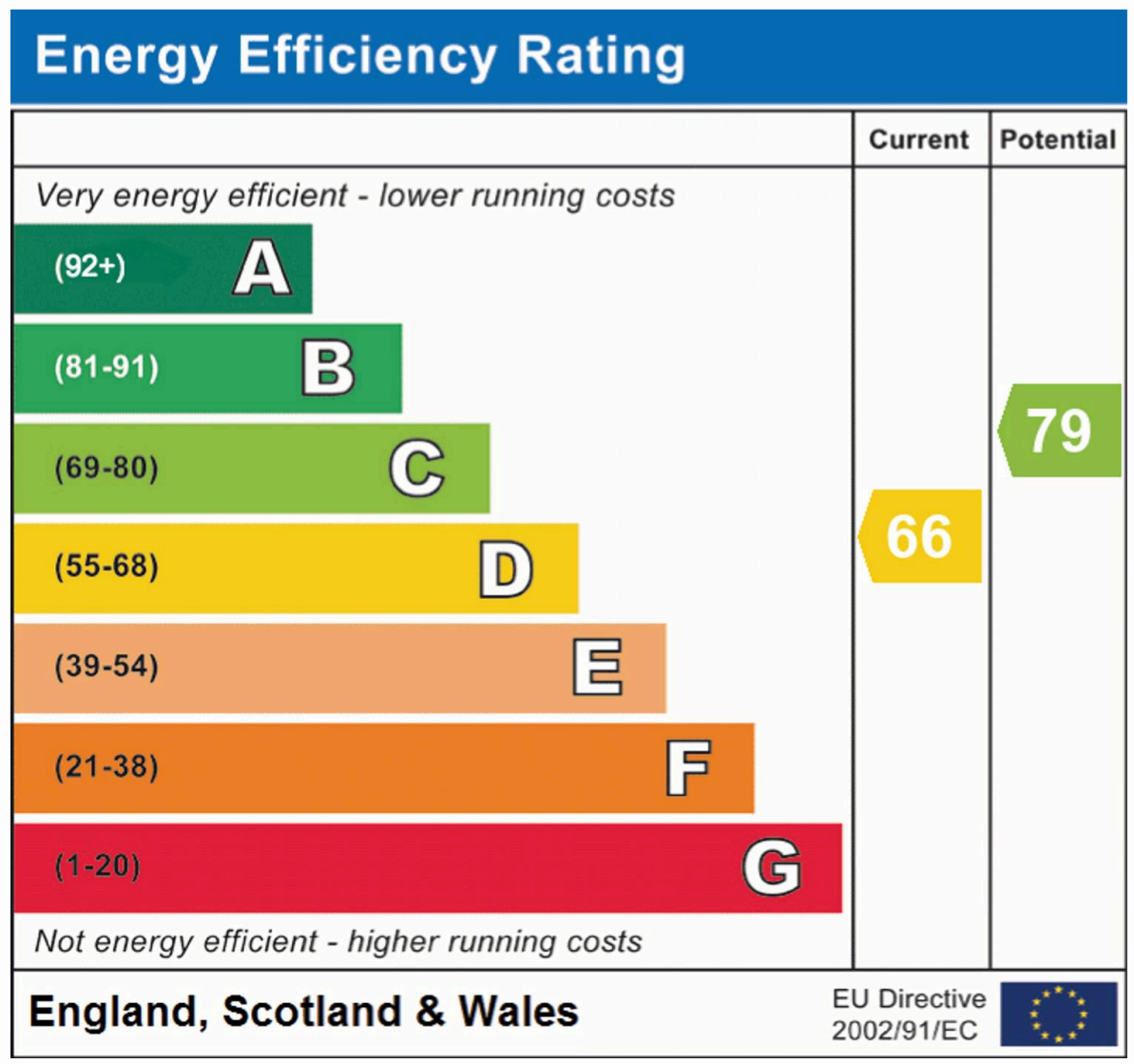
Kimble Cres

Approximate Gross Internal Area
Ground Floor = 72.1 sq m / 776 sq ft
First Floor = 37.9 sq m / 408 sq ft
Total = 110.0 sq m / 1,184 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.