



**Connells**

Coldharbour Lane  
Bushey



## Property Description

Connells are delighted to bring this exceptional home to the market. Upon entering, you are welcomed by a generous entrance hall that introduces the property's spacious and elegant feel. To the front sits a charming snug room and a study that provides an excellent home working environment.

The ground floor features a modern downstairs WC, finished with stylish tiled walls and flooring. A separate utility room adds practicality. The heart of the home is the bright and airy lounge, filled with natural light from two side aspect windows and stunning bi-fold doors that seamlessly open onto the rear garden. Completing the ground floor is the contemporary kitchen, fitted with integrated appliances.

Ascending to the first floor, the spacious landing hosts a dedicated laundry room and leads to four well proportioned bedrooms. One of these is currently arranged as a dressing room. The master bedroom benefits from a private en-suite bathroom and direct access to the connecting dressing room/bedroom four, creating a luxurious suite-like arrangement. All bedrooms are enhanced by built-in wardrobes, while the family bathroom features modern finishes including a bathtub with shower overhead, vanity unit and WC. The property further benefits from Planning Permission for a loft conversion.

Externally, the property boasts a beautifully landscaped rear garden, featuring a well-maintained lawn and stylish decking area-an inviting space for outdoor dining, entertaining, or relaxation.

### Entrance Hall

Door to front  
Radiator

### Cloakroom

WC  
Wash hand basin  
Tiled  
Window to side

### Study

11' 4" x 5' 11" ( 3.45m x 1.80m )  
Data cabinet  
Radiator

### Lounge

21' 10" x 12' ( 6.65m x 3.66m )  
Window to side  
Bi-fold doors to rear garden  
Underfloor heating  
Carpet underfoot

### Snug

14' 5" x 8' 2" ( 4.39m x 2.49m )  
Carpet underfoot  
Window to front

## Utility Room

8' 1" x 6' 2" ( 2.46m x 1.88m )

Door to hallway

Plumbing for washing machine

Space for Tumble Dryer

Plumbing for dishwasher

Sink/bowl

Tiled floor

## Kitchen

16' 5" x 9' 6" ( 5.00m x 2.90m )

Window to rear

Underfloor heating

Fridge freezer/dishwasher

Electric oven and hob

Wall and base units

## Landing

Access to laundry room (6.7 x 5.5)

Window to side from laundry room

## Bedroom One

11' 10" x 11' 9" ( 3.61m x 3.58m )

Window to rear

Radiator

Access to dressing room & En-suite

## En-Suite To Bedroom One

Window to side

Vanity

WC

Shower cubicle

## Bedroom Four/Dressing Room

15' 7" x 9' 7" ( 4.75m x 2.92m )

Window to rear

Radiator

Built in wardrobes

## Bathroom

Window to side

Jack and Jill bathroom, door to Bedroom 2

Vanity

Hand towel rail

WC

Tiled

## Bedroom Two

10' 6" x 10' 3" ( 3.20m x 3.12m )

Window to front

Built in wardrobes

## Bedroom Three

12' 2" x 8' 7" ( 3.71m x 2.62m )

Window to front

Built in wardrobe

## Rear Garden

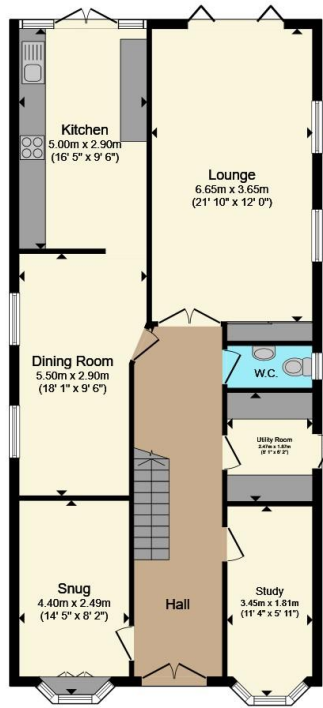
Decking

Laid lawn

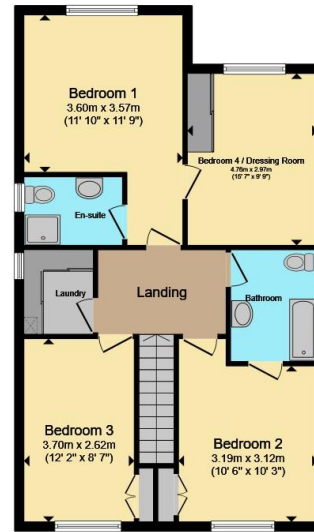








**Ground Floor**



**First Floor**

**Total floor area 171.3 m<sup>2</sup> (1,844 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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: D Council Tax  
 Band: G

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS308429](http://connells.co.uk/Property/BUS308429)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS308429 - 0004