



1A Kimble Crescent, Bushey – WD23 4SR
£950,000

 ChurchillsBushey



Beautifully presented and effortlessly stylish, this striking four-bedroom detached home occupies a peaceful and highly sought-after residential position in Bushey Heath. A welcoming entrance hall leads through to an impressive 28ft living/dining room, creating a wonderfully spacious setting for both relaxed family life and entertaining. At the heart of the home is a contemporary fitted kitchen/breakfast room, Well-proportioned study overlooking the garden, ideal for working from home and complemented by a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with a luxurious four-piece en-suite bathroom, alongside a stylish family bathroom. One of the home's standout features is the spectacular 18ft converted garage, now transformed into a sophisticated private cinema room with striking design and bi-folding doors opening towards the front aspect, an exceptional space for movie nights, entertaining or simply unwinding in style. With further potential to convert the store room attached to the ground floor cinema room to a lobby and bathroom to create a self-contained annex. Built in the 1970s, the property combines distinctive architectural character with modern touches, creating a home with genuine personality and appeal.





Outside, the property enjoys a secluded, attractive south-east-facing garden, offering a peaceful private retreat. To the front, there is off-street parking for two cars, together with an EV charging point. Offered for sale with no upper chain. Ideally positioned close to the vibrant Bushey Heath High Road, residents can enjoy a fantastic selection of shops, cafés, restaurants and a few minutes from King George Park, making this a wonderful home for those seeking a modern lifestyle in a highly desirable location.

- 4 Bedroom 2 Bathroom Detached House
- Spacious Open Plan Living Accommodation
- Separate Reception Room
- Modern Kitchen & Bathrooms
- Converted Garage into Large Cinema Room
- Downstairs WC
- No Upper Chain

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D













Energy Efficiency Rating

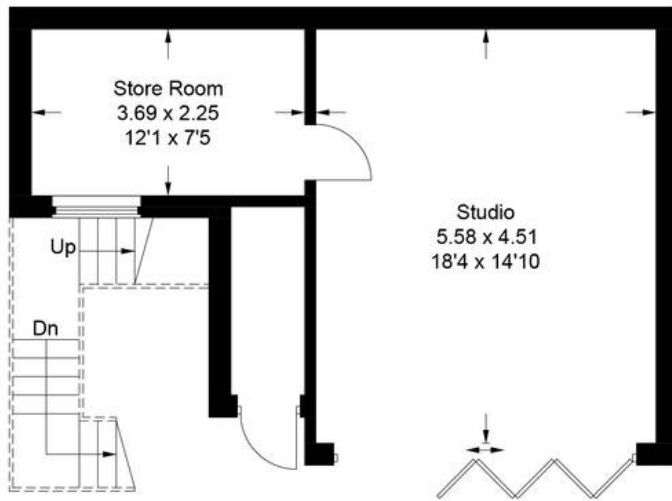
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

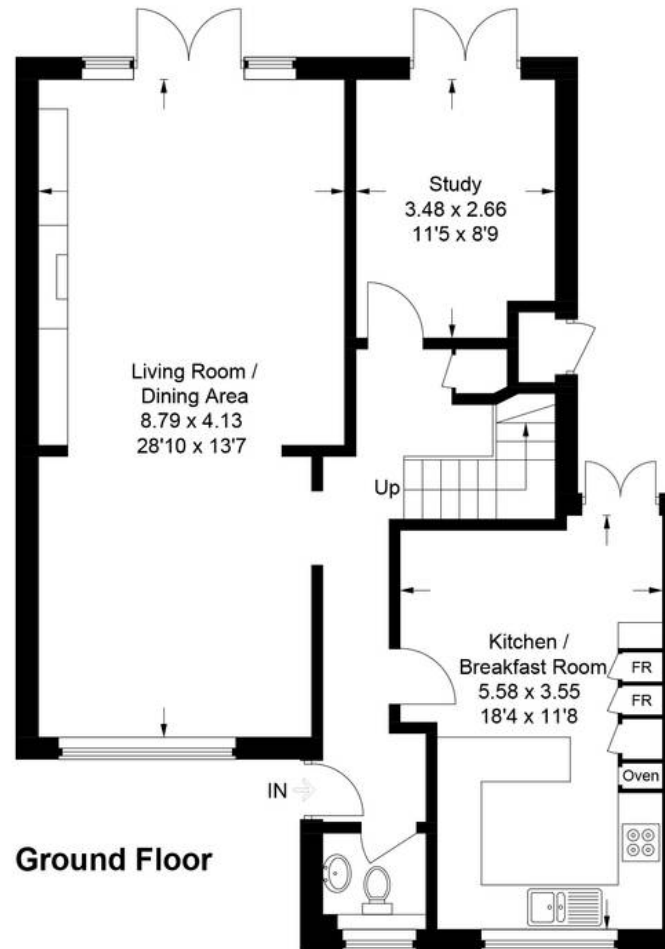


Kimble Crescent

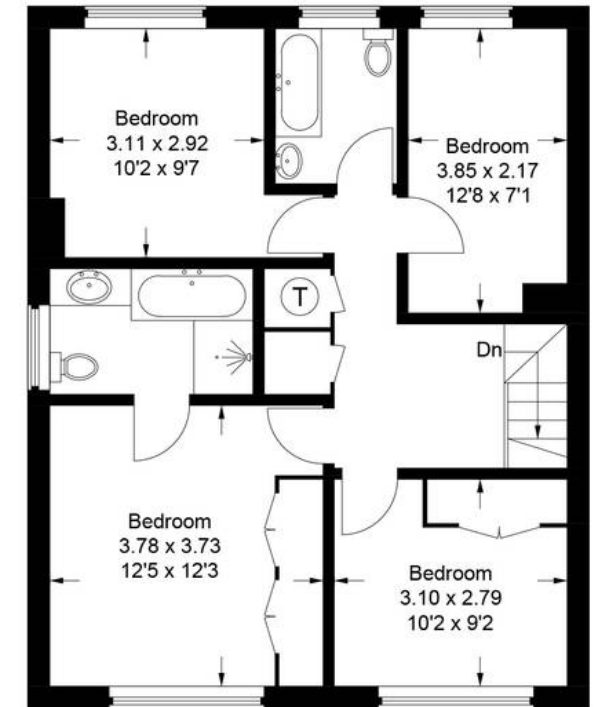
Approximate Gross Internal Area
 Lower Ground Floor = 35.0 sq m / 377 sq ft
 Ground Floor = 78.5 sq m / 845 sq ft
 First Floor = 62.3 sq m / 670 sq ft
 Total = 175.8 sq m / 1,892 sq ft
 (Excluding External Cupboards)



Lower Ground Floor



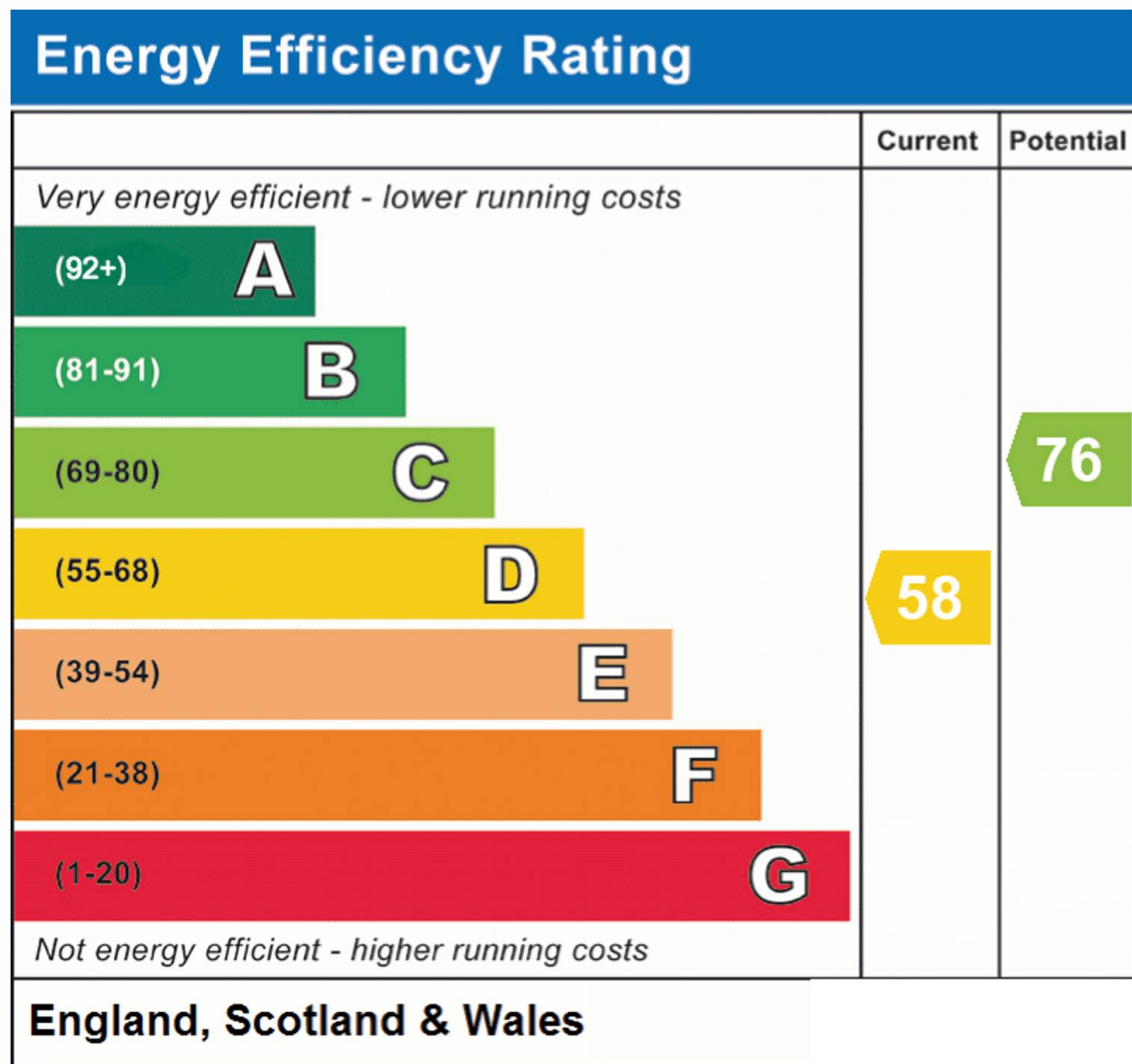
Ground Floor



First Floor

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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