



1D Kimble Crescent, Bushey – WD23 4SR
£875,000

 ChurchillsBushey



Set in the sought-after residential area of Bushey Heath, this impressive modern 4 bedroom, 3 bathroom detached home offers stylish and versatile family living across three floors. The welcoming entrance hall leads to a front reception room, convenient downstairs WC, and a superb open-plan living, dining and contemporary fitted kitchen area, designed for both everyday family life and entertaining. Bi-folding doors open directly onto a tiered wrap-around garden, creating a seamless connection between indoor and outdoor spaces, while a separate utility room adds practicality. Upstairs there is a large landing area that could be used as additional working space, three generous double bedrooms benefit from fitted wardrobes, with one enjoying an en-suite shower room, alongside a well-appointed family bathroom. The second floor provides a further double bedroom with fitted wardrobes, en-suite facilities and ample storage, all bedrooms have air conditioning. Double glazing, gas central heating and off-street parking to the front of the property further enhance the home. 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. This house also benefits from the balance of the original 10 year building guarantee.





1D Kimble Crescent

Bushey

- 4 Bedroom 3 Bathroom Detached House
- Separate Reception Room
- Spacious Open Plan Living Accommodation
- Modern Kitchen & Bathrooms
- All Bedrooms have Air Conditioning
- Separate Utility Room
- Downstairs WC
- All Bedrooms With Fitted Wardrobes
- Off Street Parking To The Front
- Sought After Residential Location

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: B



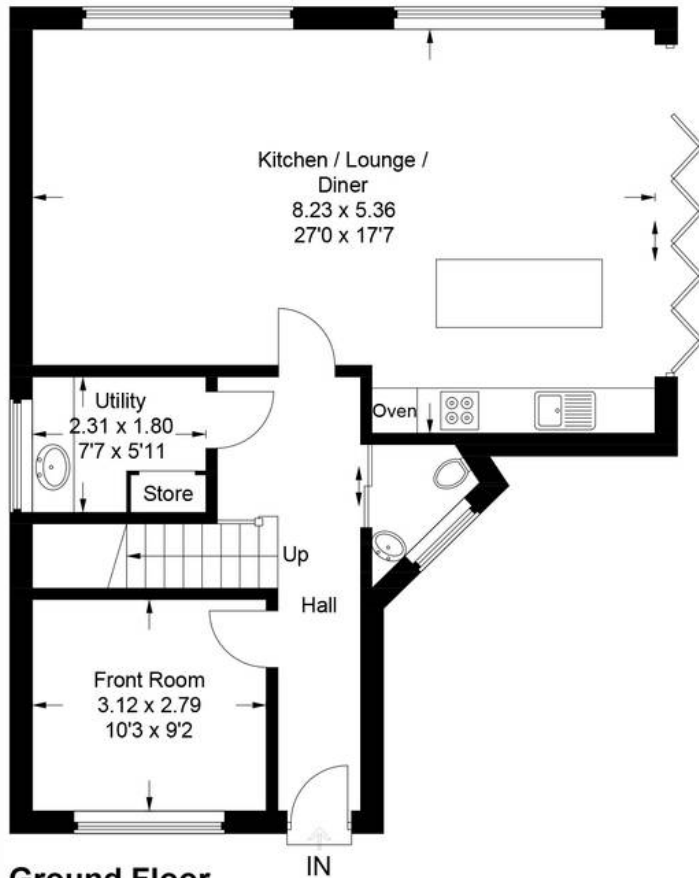




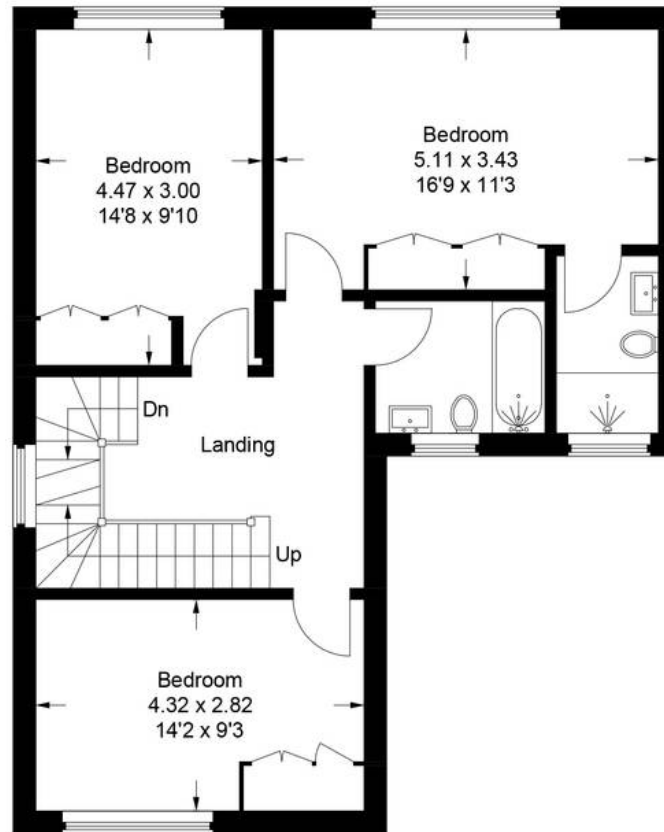


Kimble Crescent

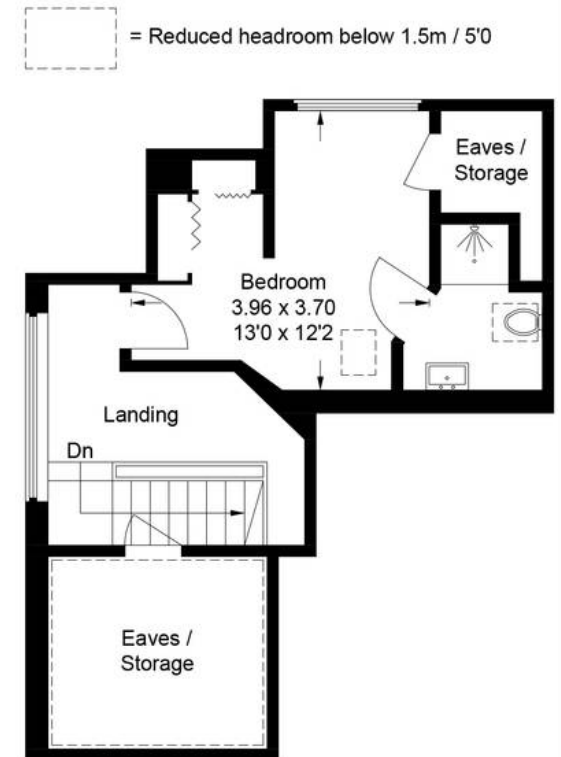
Approximate Gross Internal Area
 Ground Floor = 68.8 sq m / 740 sq ft
 First Floor = 65.9 sq m / 709 sq ft
 Second Floor = 34.7 sq m / 373 sq ft
 (Including Eaves Storage)
 Total = 169.4 sq m / 1,822 sq ft



Ground Floor



First Floor



Second 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.