



30 Chalk Hill, Watford – WD19 4BX  
£990,000





A spacious 6 bedroom 2/3 bathroom Edwardian family home, retaining many original features including high ceilings & fireplaces, tastefully decorated throughout, entrance hall, cloakroom, 26ft sitting room, family room, dining room, kitchen, breakfast room, 4 bedrooms & bathroom with separate wc on first floor, 2 further bedrooms, kitchenette, shower room & eaves store room on second floor, gas central heating, part double glazing/ original windows, attractive rear garden with studio/home office at rear, off street parking for 2 cars, situated within walking distance of Bushey main line station, close to local shops and schools





- Edwardian 6 Bed 2/3 Bath Family Home
- Retaining Many Original Features
- Tastefully Decorated
- Decorative Fireplaces
- Garden With Home Office/ Studio
- Off Street Parking
- Close to Station

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





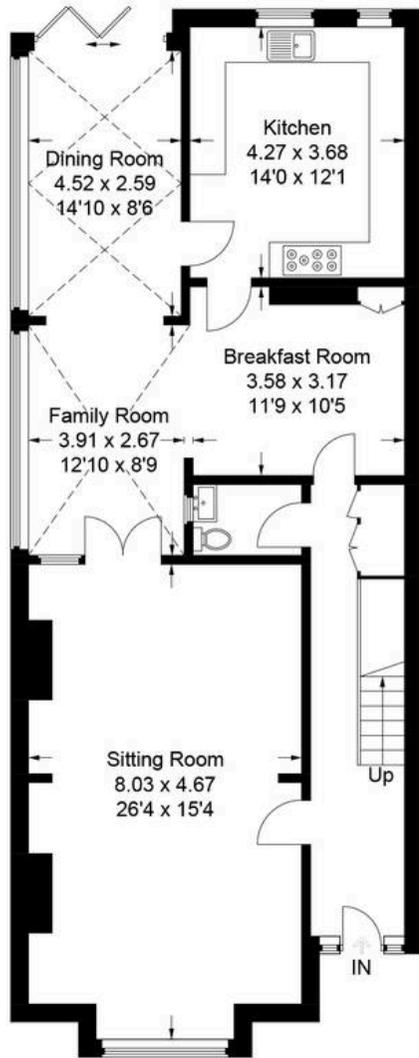




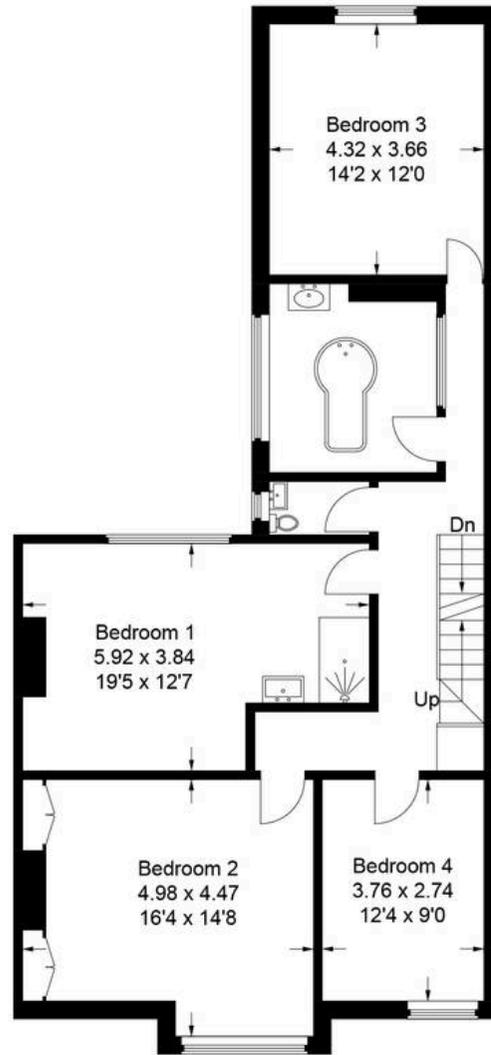




Approximate Gross Internal Area  
 Ground Floor = 104.7 sq m / 1,127 sq ft  
 First Floor = 94.4 sq m / 1,016 sq ft  
 Second Floor = 58.0 sq m / 624 sq ft  
 Summer House = 23.1 sq m / 249 sq ft  
 Total = 280.2 sq m / 3,016 sq ft



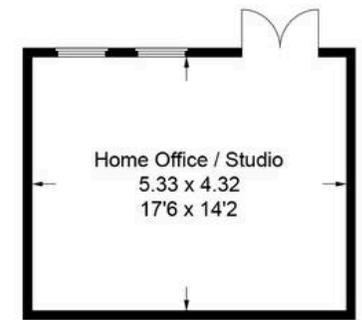
Ground Floor



First Floor

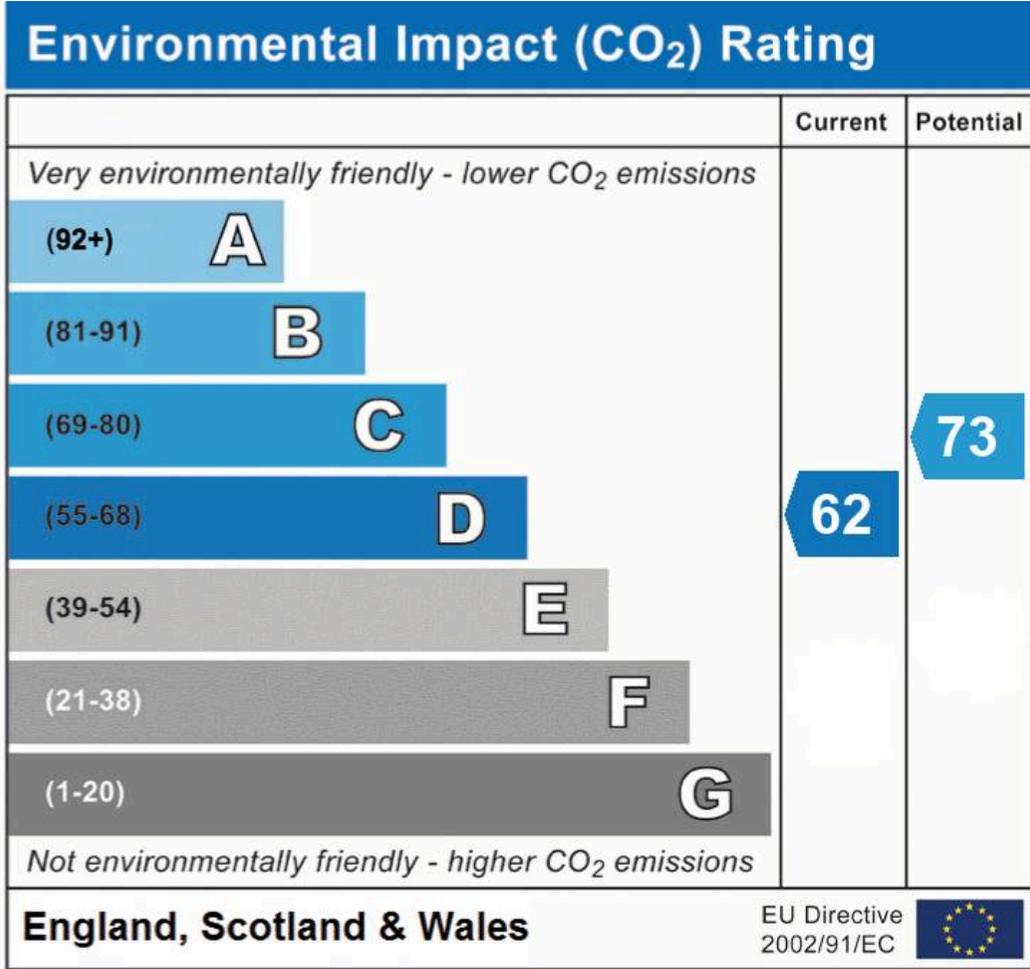
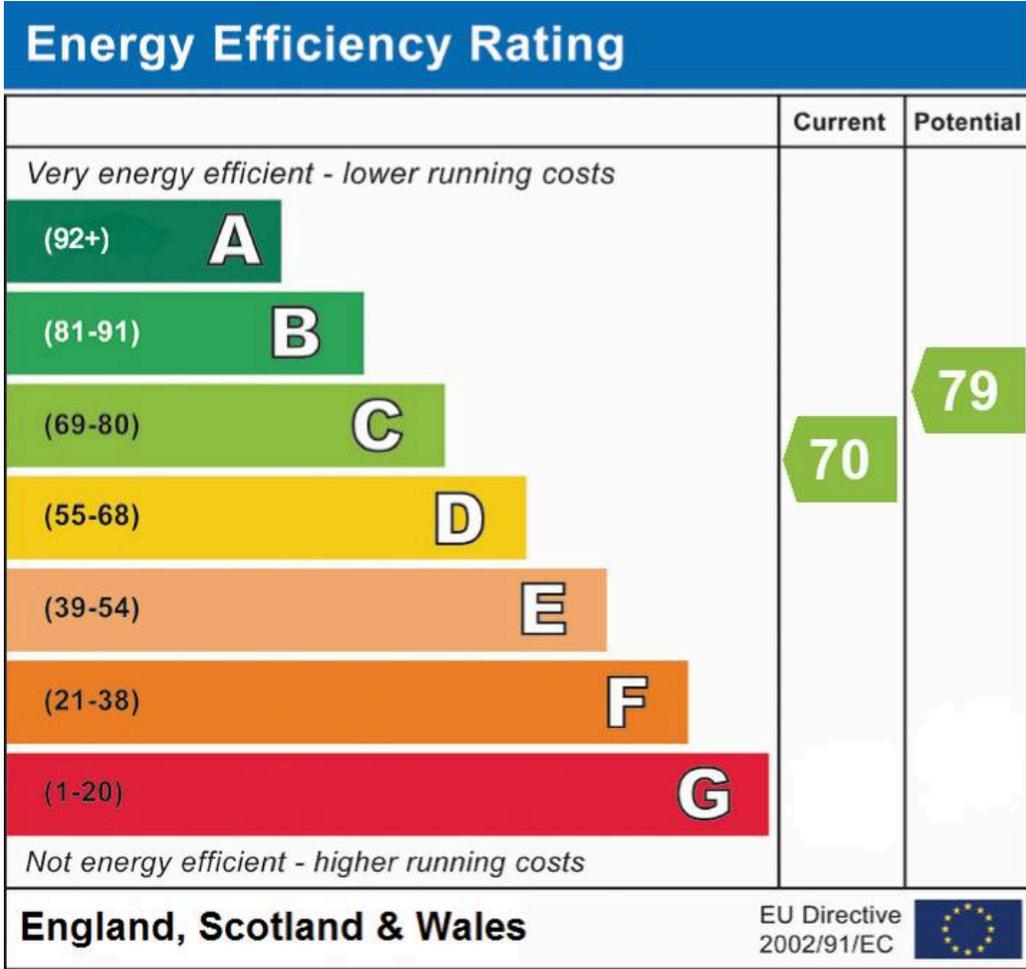


Second Floor



(Not Shown In Actual Location / Orientation)

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.



## 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.