



62 Coldharbour Lane, Bushey – WD23 4NY
£675,000





This extended 3 bedroom semi detached home, built in the 1930s, has been well maintained throughout and clearly cherished by its long term owner. The property opens with a welcoming entrance hall and a convenient cloakroom, leading to two spacious interconnecting reception rooms that provide flexible living and entertaining space. A generous kitchen/breakfast room adds to the family appeal, while upstairs offers three comfortable bedrooms and a family bathroom. Outside, the well presented rear garden provides an attractive private retreat, complemented by off street parking to the front via a block paved driveway. Additional benefits include gas central heating and double glazing. Ideally situated in a convenient location, the property is close to local shops, reputable schools, and the award winning King George V Recreation Ground.





- Extended 3 Bedroom Semi Detached House
- Downstairs WC
- Two Interconnecting Reception Rooms
- Kitchen/ Breakfast Room
- Well Presented Rear Garden
- Off Street Parking To The Front

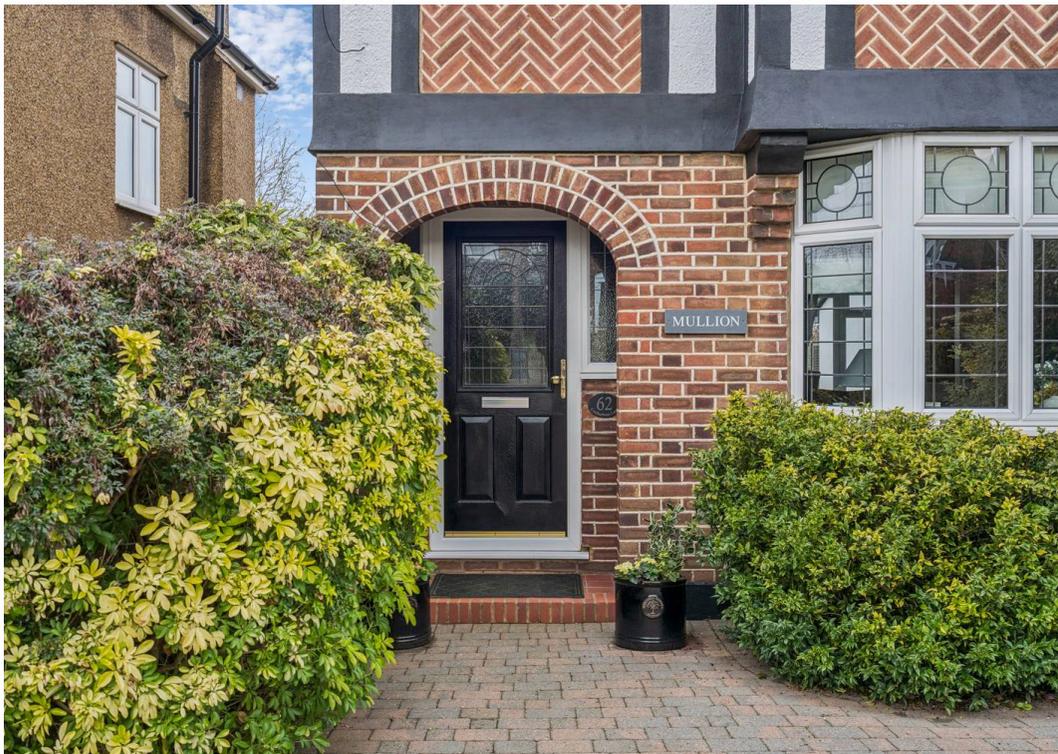
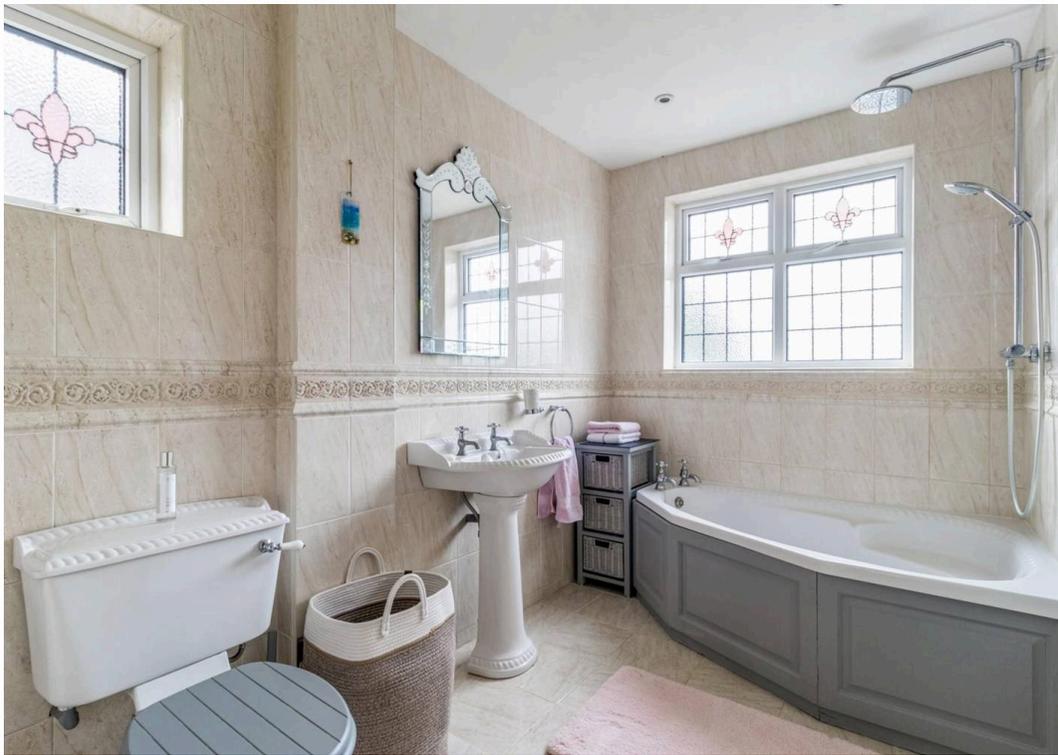
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

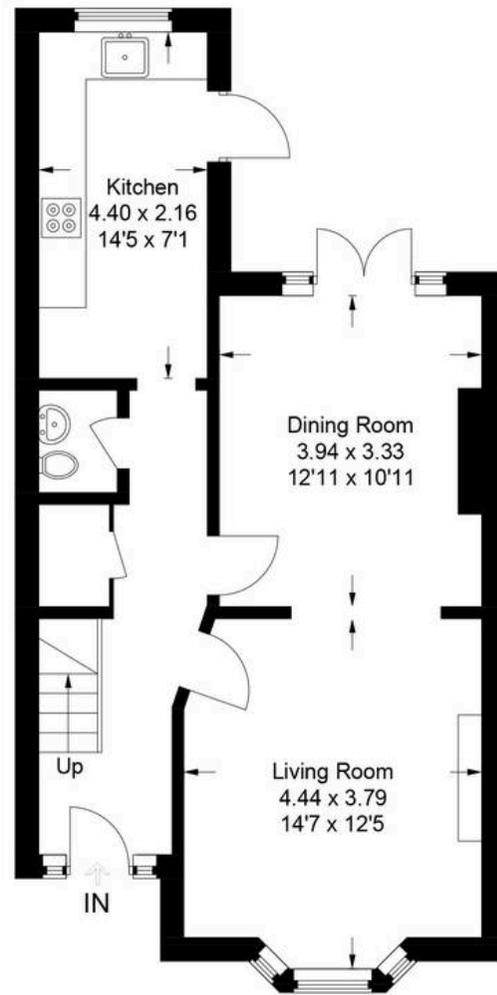
EPC Environmental Impact Rating: E



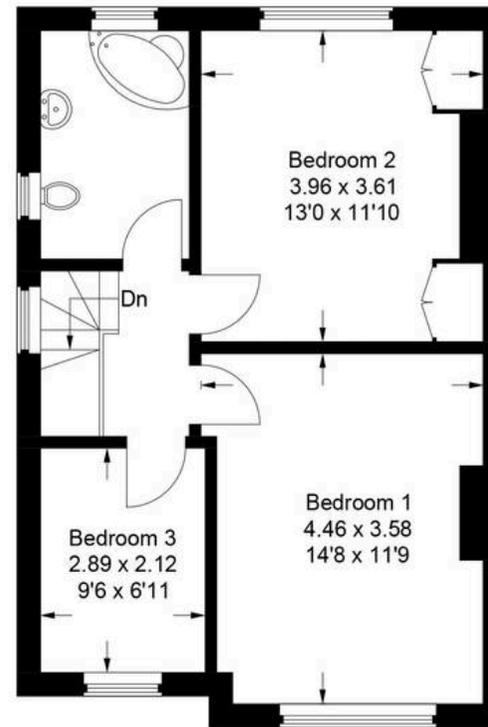


Coldharbour Lane

Approximate Gross Internal Area
Ground Floor = 52.4 sq m / 564 sq ft
First Floor = 47.3 sq m / 509 sq ft
Total = 99.7 sq m / 1,073 sq ft



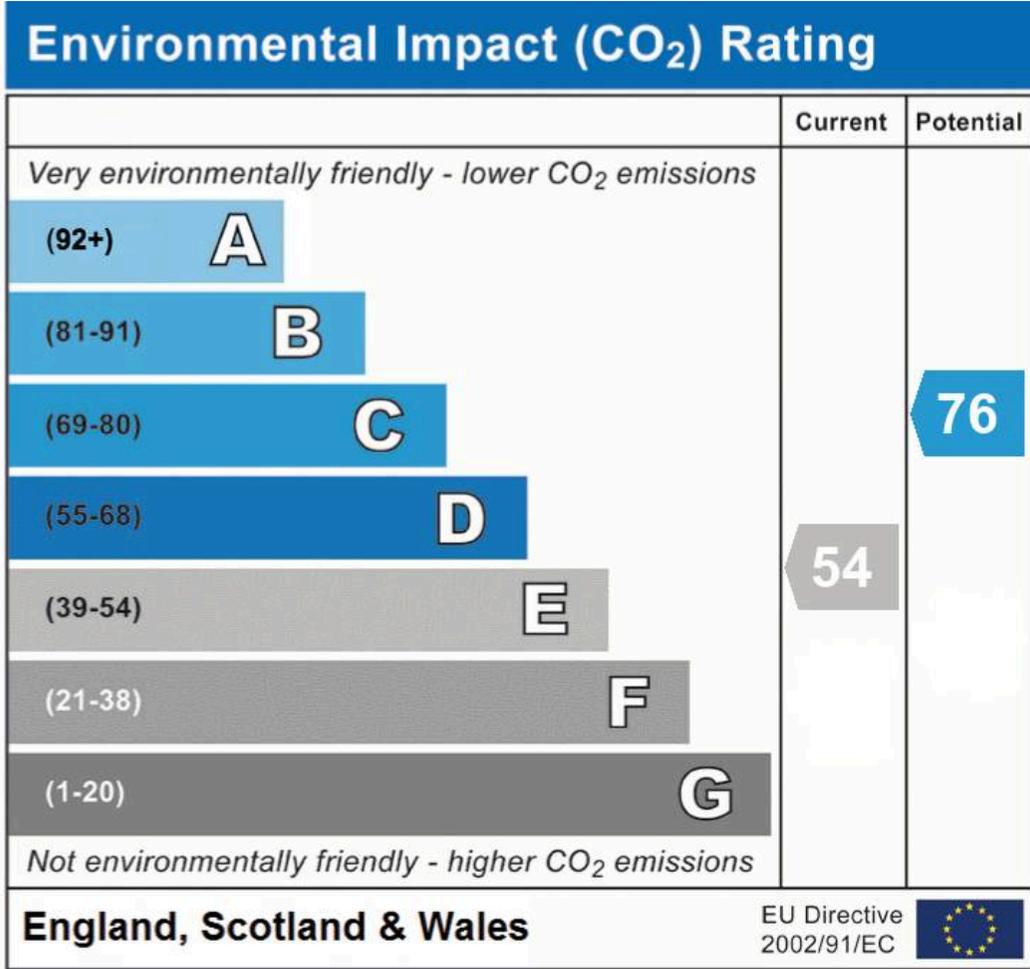
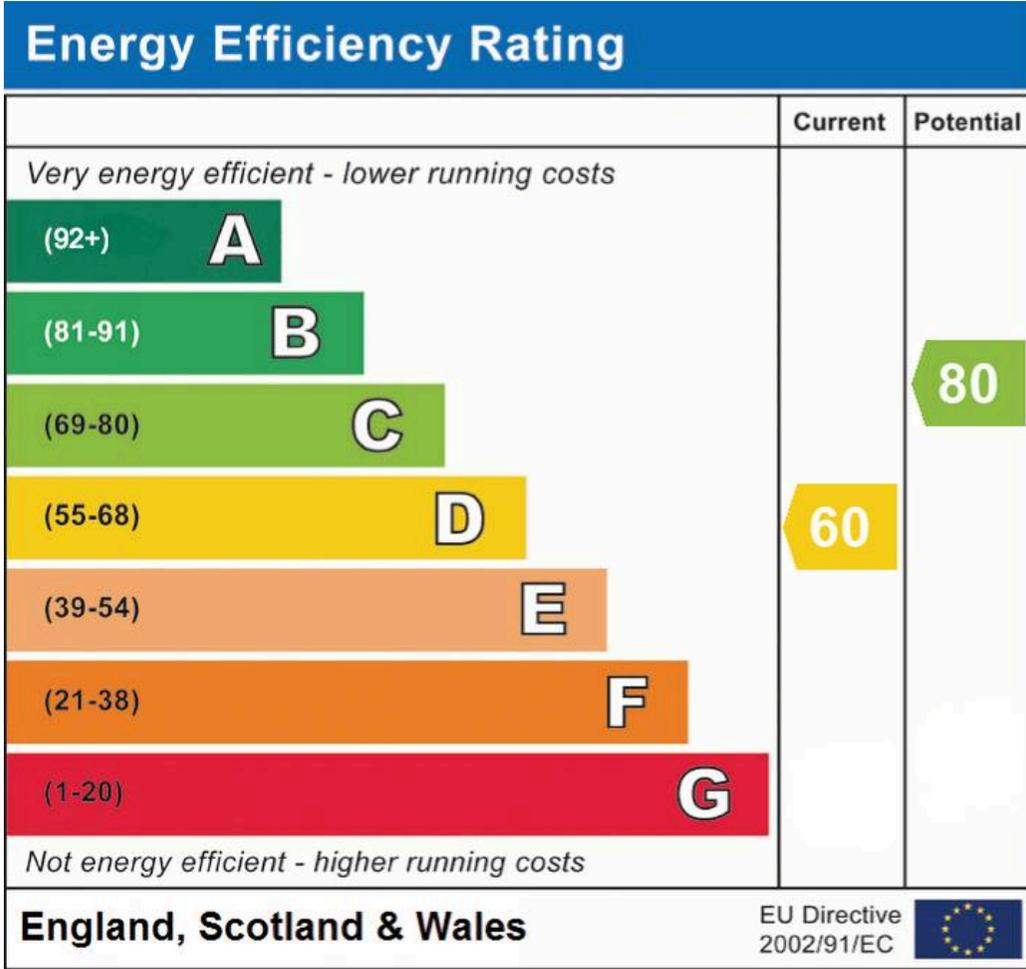
Ground Floor



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.

© CJ Property Marketing Ltd Produced for Churchills



Churchills – Bushey

Churchills Estate Agents, 72 High Street – WD23 3HE

020 8950 0033

churchillsbushey.co.uk

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.