



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



6 Koh-I-Noor Avenue, Bushey Village, WD23 3EJ

**AN EXTENDED EDWARDIAN 3 BEDROOM FAMILY HOME
SITUATED IN THE HEART OF BUSHEY VILLAGE
WITH HIGH CEILINGS & DECORATIVE COVINGS
ENTRANCE HALL, CLOAKROOM, UTILITY CUPBOARD
LIVING ROOM & DINING ROOM
26` KITCHEN/ FAMILY ROOM
3 BEDROOMS & BATHROOM OFF FIRST FLOOR LANDING
GAS CENTRAL HEATING, DOUBLE GLAZING
REAR GARDEN
CONVENIENT RESIDENTIAL LOCATION**

Price £650,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

ENTRANCE HALL

Solid wood flooring, staircase to first floor with cupboard under, decorative covings and architraves, cupboard housing washing machine and tumble dryer with tiled flooring

CLOAKROOM

Low flush wc, wash hand basin, extractor fan, part tiled walls, tiled floor, inset spotlights

LIVING ROOM

26'3" (8m) Into Bay x 11'0" (3.35m) Max
Double glazed window to front bay with fitted shutters, attractive fireplace feature, solid wood flooring, open plan to

DINING ROOM

13'0" (3.96m) x 9'2" (2.79m)
Attractive fire place feature, solid wood flooring, double glazed door leading out to the garden

KITCHEN/ FAMILY ROOM

26'6" (8.08m) x 8'8" (2.64m)
Range of wall and base units with quartz working surfaces, inset butler sink, induction Rangemaster with extractor hood over, integrated dishwasher and microwave, wine cooler, space for American style fridge freezer, cupboard housing wall mounted gas central heating combination boiler, inset spotlights, plinth lighting, breakfast bar, space for sofa, double glazed windows to side and rear, double glazed patio doors leading to the garden



FIRST FLOOR LANDING

Skylight window

BEDROOM 1

15'0" (4.57m) x 13'5" (4.09m)
Into Bay
Double glazed bay window to front with fitted shutters, attractive fireplace feature



BEDROOM 2

12'3" (3.73m) x 9'4" (2.84m)
Double glazed window to the rear, access to loft



BEDROOM 3

10'0" (3.05m) x 8'5" (2.57m)
Double glazed window to rear

BATHROOM

8'4" (2.54m) x 6'9" (2.06m) Max
Panelled bath with shower attachment and rainwater shower head, shower screen, low flush wc, wash hand basin, chrome ladder radiator, inset spotlights, tiled floor, part tiled walls, extractor fan, double glazed window



OUTSIDE

REAR GARDEN

Decked patio area, lawn, trees, garden shed

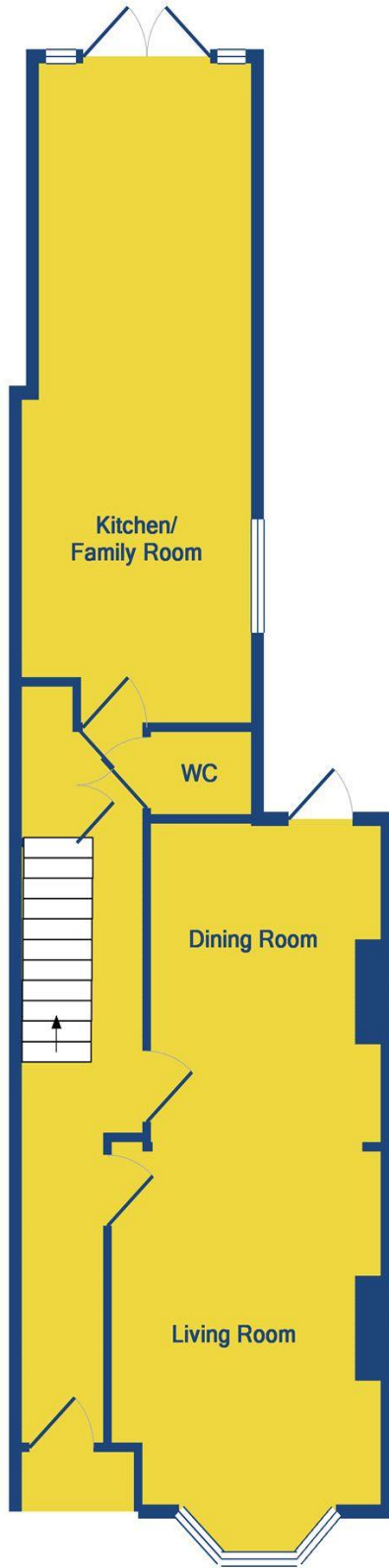
COUNCIL TAX

Hertsmere Borough Council Tax
Band E £2111.82 (2019-2020)





FLOORPLAN



Ground Floor
Approx. Floor
Area 581 Sq.Ft.
(54.0 Sq.M.)

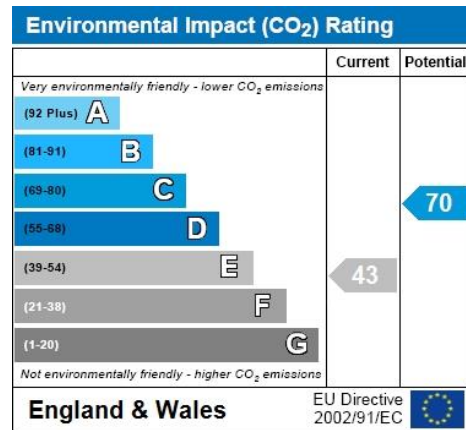
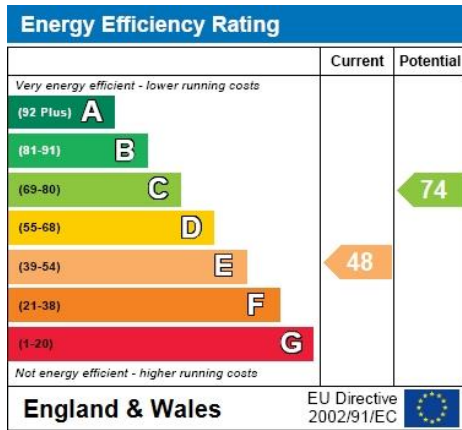


1st Floor
Approx. Floor
Area 495 Sq.Ft.
(45.9 Sq.M.)

Total Approx. Floor Area 1076 Sq.Ft. (100.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

**ENERGY PERFORMANCE
GRAPHS**



Churchills Independent Estate Agents have prepared these particulars/plans as accurately and reliably as possible, as a guide to prospective purchasers. Any points of concern arising from the particulars/plans should be clarified with this office before travelling some distance to view the property. Measurements are approximate and subject to variation and must not be relied on for the purpose of ordering carpets, furnishings etc. No person in the employ of Churchills Independent Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property or its fittings. None of the statements contained in these particulars are to be relied on as statements of representations of fact.

Further details of all our properties can be obtained by visiting our web site at : www.churchillsbushey.co.uk