



33 Coldharbour Lane, Bushey, WD23 4NU

Price £1,000,000 Freehold

5  1 

 **Churchills**Bushey





Price £1,000,000

33 Coldharbour Lane, Bushey, Hertfordshire, WD23 4NU

- Charming 5 Bed Detached House
- Full of Character
- In Need Of Modernisation
- Attractive 150ft Rear Garden
- Garage & Off Street Parking
- Convenient Location
- No Upper Chain
- Energy Rating: E

A CHARMING 5 BEDROOM 2 RECEPTION ROOMS DETACHED HOUSE, BUILT CIRCA 1920s AND EXTENDED FURTHER, THIS SECLUDED PROPERTY IS FULL OF CHARACTER, AND IS IN NEED OF COMPLETE MODERNISATION, ENTRANCE HALL WITH WOOD PANELLING 2 RECEPTION ROOMS BOTH WITH FIREPLACES, CLOAKROOM, KITCHEN/ BREAKFAST ROOM, DOUBLE GLAZED CONSERVATORY, 5 BEDROOMS, BATHROOM WITH SEPARATE WC, GAS CENTRAL HEATING, PART DOUBLE GLAZING, ATTRACTIVE FRONT & 150ft REAR GARDEN, GARAGE & OFF STREET PARKING, CONVENIENT RESIDENTIAL LOCATION CLOSE TO KING GEORGE V RECREATIONAL GROUND, OFFERED FOR SALE WITH NO UPPER CHAIN















#### ENTRANCE HALL

Tiled floor, wood panelling, staircase to the first floor

#### RECEPTION ROOM 1 18'5" (5.61m) x 12'0" (3.66m)

Triple aspect room with double glazed window to the front, side and rear, wood flooring, feature fireplace with fitted gas fire, picture rail, glazed doors leading on to the conservatory

#### RECEPTION ROOM 2 13'5" (4.09m) x 11'11" (3.63m)

Picture rail, fireplace feature with fitted gas fire, double doors leading on to the conservatory

#### INNER LOBBY

With sink, shelving, tiled floor, glazed window

#### CLOAKROOM

High flush wc, tiled floor, window to the rear

#### KITCHEN/ BREAKFAST ROOM 12'10" (3.91m) x 12'2" (3.71m)

Triple aspect room with double glazed windows to the front and side aspects.

Range of wall and base units, working surfaces, large stainless steel sink unit with drainer, fitted gas hob & double oven (Miele), under counter fridge, plumbing for washing machine, under counter fridge, wall mounted gas fired central heating boiler

#### DOUBLE GLAZED CONSERVATORY 25'4" (7.72m) x 8'11" (2.72m)

Tiled floor, skylight windows, wall lights, doors leading on to the garden

#### FIRST FLOOR LANDING

Double glazed window o the front aspect, airing cupboard, access to the loft

#### BEDROOM 1 17'5" (5.31m) x 10'10" (3.3m)

Triple aspect room with double glazed windows to the front, rear and side aspects, fireplace

#### BEDROOM 2 12'10" (3.91m) x 12'3" (3.73m)

Double glazed window to the front aspect, independent corner shower cubicle, inset spot light, picture rail, fireplace, storage cupboard

#### BEDROOM 3 12'0" (3.66m) x 11'2" (3.4m)

Double glazed window to the rear aspect, wardrobe cupboard, picture rail, fireplace

#### BEDROOM 4 12'1" (3.68m) x 11'0" (3.35m)

Double glazed window to the rear aspect, wardrobe cupboard, picture rail, fireplace

#### BEDROOM 5/ STUDY 8'11" (2.72m) x 7'0" (2.13m)

Double glazed window to the front aspect, wardrobe cupboard, picture rail,

#### BATHROOM

Panelled bath with hand held Victorian style shower attachment, wash hand basin with pedestal, vinyl flooring, double glazed window to the rear

#### SEPARATE WC

Double glazed window to the side aspect, high flush wc

## OUTSIDE

### FRONT GARDEN

Lawn with trees, outside lighting, outside tap

### REAR GARDEN 150' x 60'

Mainly laid to lawn with borders, paved patio area, gated side access, sheds, outside tap

### GARAGE 17'3" (5.26m) x 10'11" (3.33m)

Approached via own driveway with double doors to the front, light and power, rear door and window to the side aspect

### OFF STREET PARKING

Via own driveway

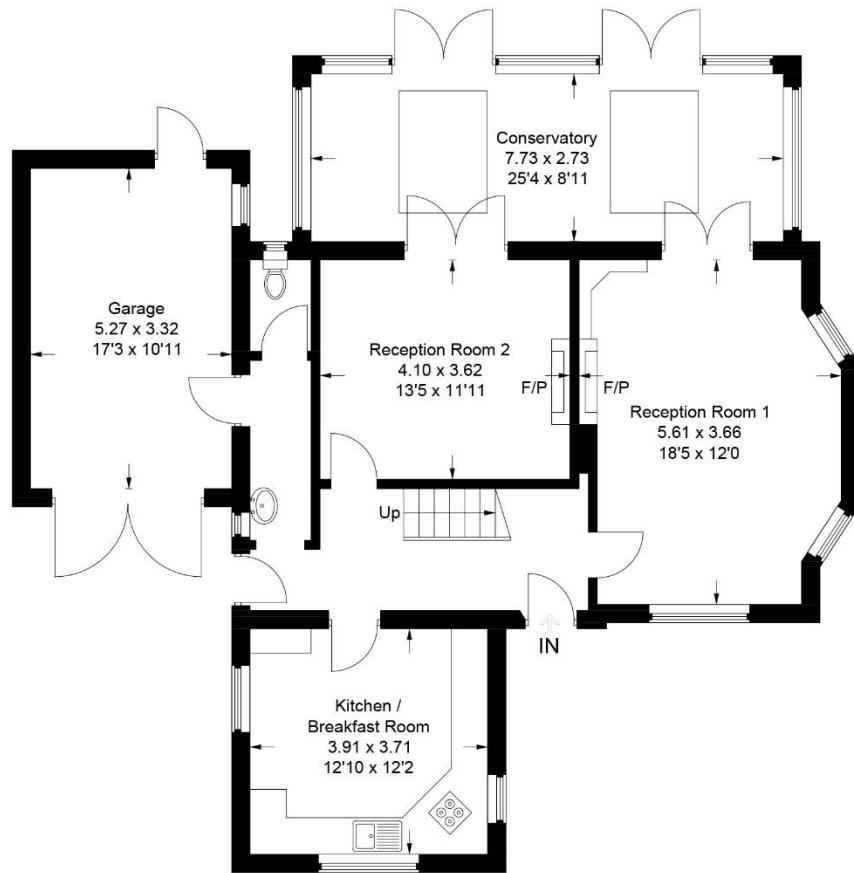
### COUNCIL TAX

Hertsmere Borough Council, Tax Band G, £3572.04 2024/2025

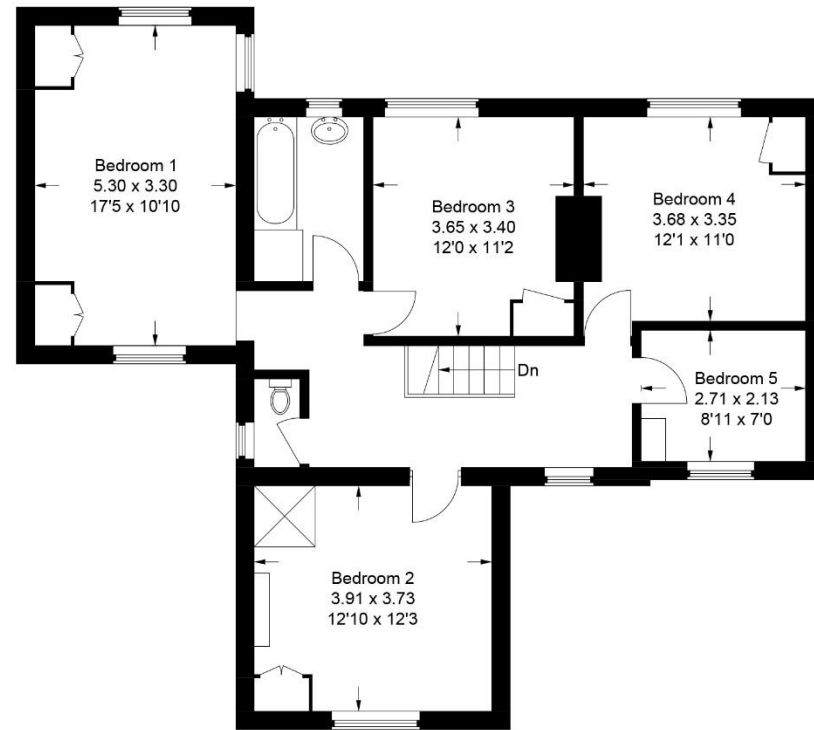
### NOTE

Our client informs us that the west end of the reception room 1 suffered subsidence in the 1970s. The appropriate part of the building was under pinned.

Approximate Gross Internal Area  
 Ground Floor = 112.7 sq m / 1,213 sq ft  
 First Floor = 85.8 sq m / 923 sq ft  
 Total = 198.5 sq m / 2,136 sq ft



**Ground Floor**

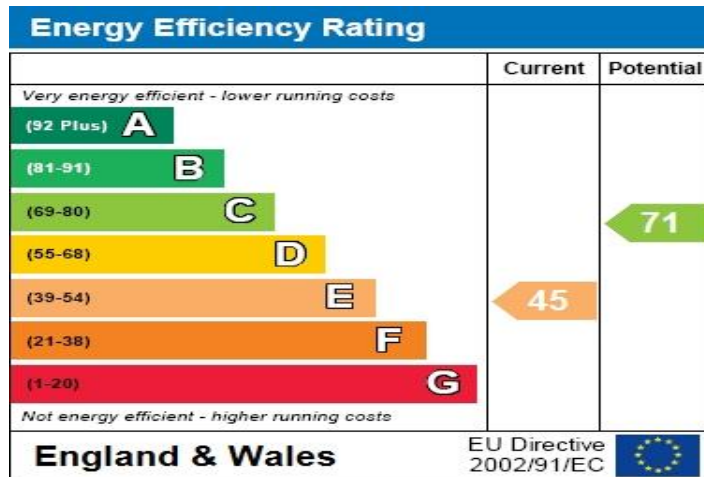


**First Floor**

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  
 72 High Street, Bushey, Hertfordshire, WD23 3HE  
 T: 020 8950 0033  
[property@churchillsbushey.co.uk](mailto:property@churchillsbushey.co.uk)  
<https://www.churchillsbushey.co.uk>

#### Important Notice:

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, and 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.

