



## **Cotswold Avenue, Bushey WD23 4QJ**

**Asking Price £525,000**

A beautifully presented bright and spacious **THREE BEDROOM FAMILY HOME** situated on a popular residential road off Little Bushey Lane, conveniently located for all local shopping/transport facilities and with a great catchment area for all local schools. The property is being offered in good decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Lounge/Dining Room, Fully Fitted Modern Kitchen/Breakfast Room, Three Bedrooms, Bathroom,  
Rear Garden, Off Street Parking For Several Cars.



# Cotswold Avenue, Bushey WD23 4QJ

**Exterior:**



**Lounge/Dining Room:**



**Entrance Hall:**



**Lounge/Dining Room:**



**Lounge/Dining Room:**



**Kitchen/Breakfast Room:**





# Cotswold Avenue, Bushey WD23 4QJ

**Kitchen/Breakfast Room:**



**Bathroom:**



**Bedroom One:**



**Garden:**



**Bedroom Two:**



**Exterior Rear:**



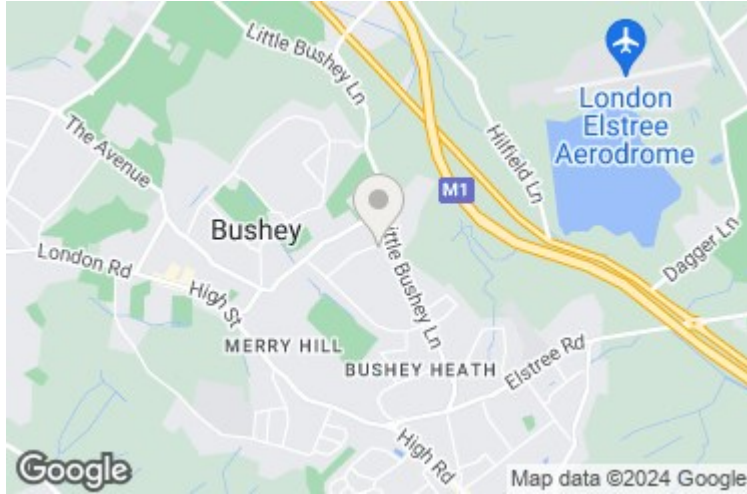
**Tenure:**

This is a freehold property.  
Council Tax Band D £2,179 per annum.  
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

**Disclaimer:**

## Cotswold Avenue, Bushey WD23 4QJ

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

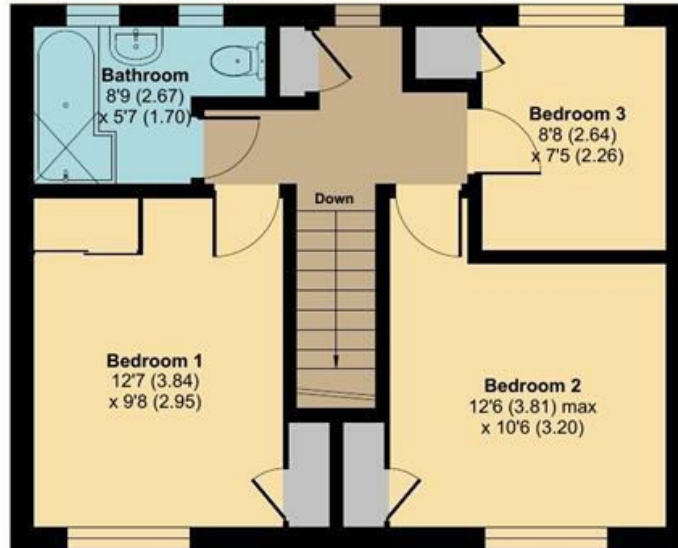




# Cotswold Avenue, Bushey, WD23

Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Benjamin Stevens. REF: 1121186

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
76	88		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Edware Office- 194 Station Road, Edware, HA8 7AT. Tel: 020 8958 1118  
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)