



Wendover Way, Bushey WD23 4QD

Offers In Excess Of £1,000,000

A beautifully presented FOUR BEDROOM, TWO BATHROOM, FOUR RECEPTION ROOM DETACHED FAMILY HOME situated within a sought after residential close off Chiltern Avenue conveniently located for all local shopping & transport facilities and within walking distance to King George Park. The property is being offered in excellent decorative order and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Study, TV Room/Playroom, Through Lounge/Dining Room, Fully Fitted Modern Kitchen/Breakfast Room, Utility Room, Master Bedroom With Air Conditioning & En Suite Shower Room With Underfloor Heating, Three Further Bedrooms, Family Bathroom With Underfloor Heating, Rear Garden, Double Detached Garage Approached Via Own Driveway With Off Street Parking For Several Cars.
THE PROPERTY HAS THE ADDED BENEFIT FROM POTENTIAL TO EXTEND STPP

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Exterior:



Lounge/Dining Room:



Exterior:



Lounge/Dining Room:



Entrance Hall:



Lounge/Dining Room:



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TV Room/Play Room:



Stairs & First Floor Landing:



Kitchen/Breakfast Room:



Bedroom One:



Kitchen/Breakfast Room:



En Suite Shower Room:



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Bedroom Two:



Family Bathroom:



Bedroom Three:



Rear Garden:



Bedroom Four:

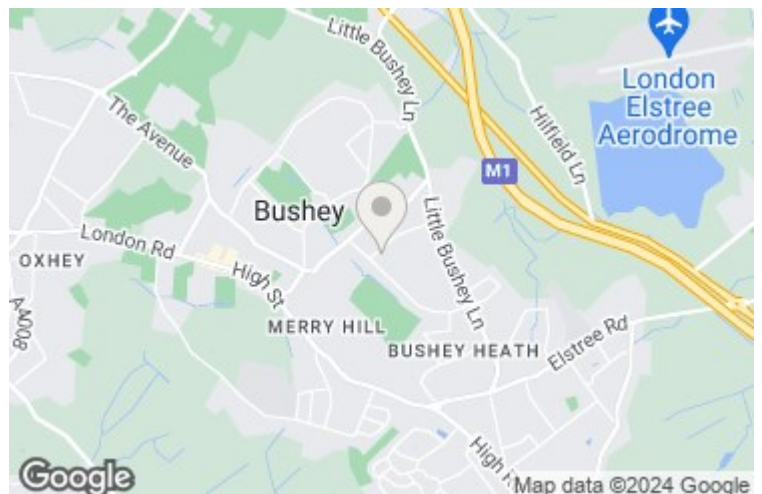


Tenure:

This is a freehold property.
Council Tax Band G £3,460 per annum.
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

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.



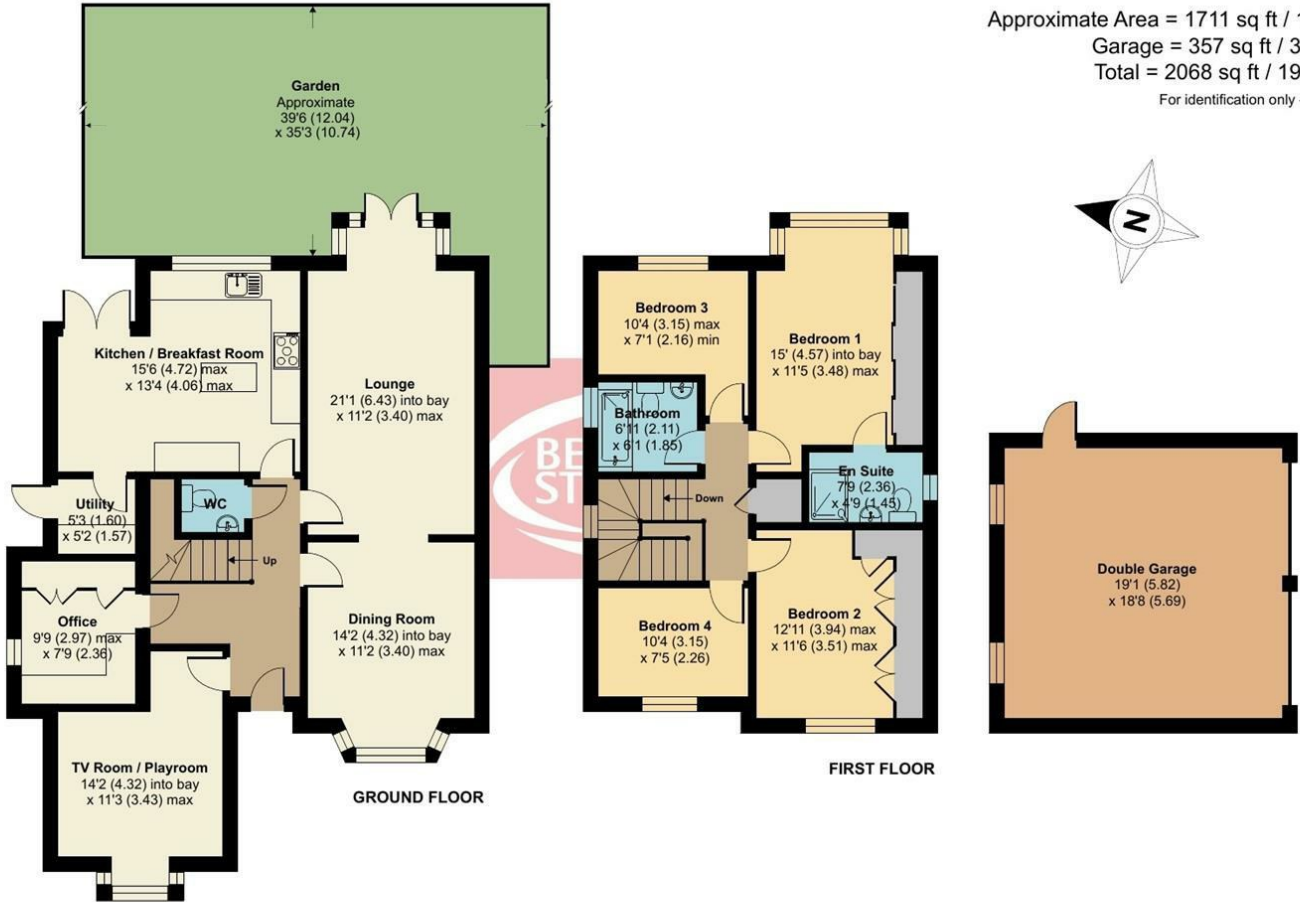
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Approximate Area = 1711 sq ft / 159 sq m

Garage = 357 sq ft / 33.1 sq m

Total = 2068 sq ft / 192.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Benjamin Stevens . REF: 1101911

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
	(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		74	86				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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