



## **The Comyns, Bushey WD23 1HP**

**Asking Price £1,250,000**

A beautifully presented extended FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME situated on one of Bushey Heaths' most sought after residential roads conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Under Floor Heating, Guest Cloakroom, Playroom, Living Room, Dining Room, Morning Room, Fully Fitted Kitchen/Breakfast Room, Utility Room, Bedroom One With En Suite Shower Room & Dressing Room, Three Further Bedrooms, Family Bathroom, Secluded Rear Garden, Off Street Parking For Several Cars.

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**Exterior:**



**Living Room:**



**Entrance Hall:**



**Living Room:**



**Playroom:**



**Dining Room:**



# The Comyns, Bushey WD23 1HP

**Morning Room:**



**First Floor Landing:**



**Kitchen/Breakfast Room:**



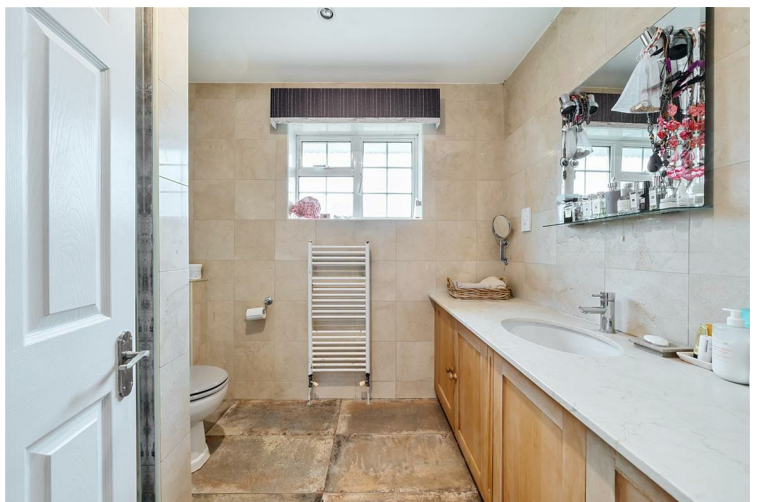
**Bedroom One:**



**Kitchen/Breakfast Room:**



**En Suite Bathroom:**



# The Comyns, Bushey WD23 1HP

**Bedroom Two:**



**Family Bathroom:**



**Bedroom Three:**



**Family Bathroom:**



**Bedroom Four:**



**Rear Garden:**



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## Exterior Rear:



## Tenure:

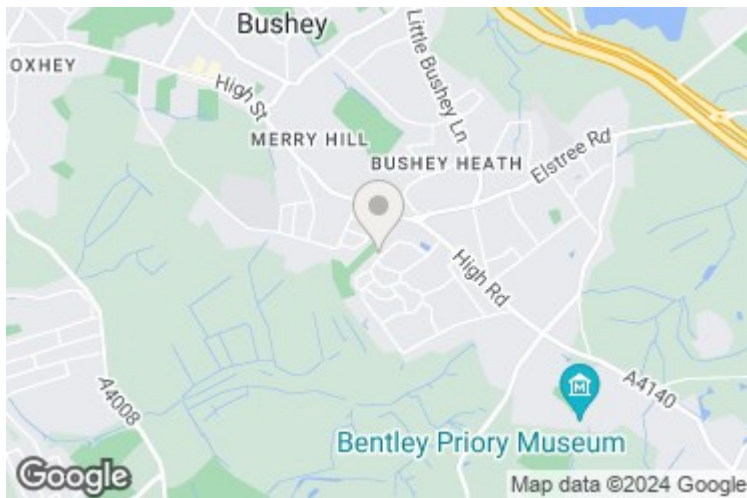
This is a freehold property.

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.



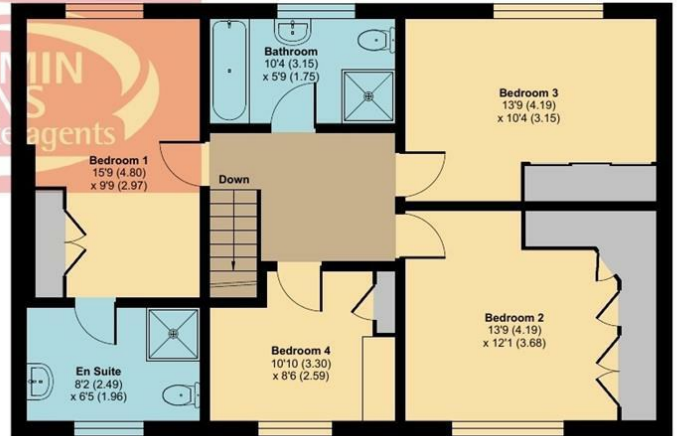
# The Comyns, Bushey Heath, Bushey, WD23

Approximate Area = 1780 sq ft / 165.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2024. Produced for Benjamin Stevens . REF: 1096699

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		81
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>	58	
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

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



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