



## Chiltern Avenue

Bushey

£800,000

Davidson Frost-Wellings are pleased to present this three bedroom, two bathroom semi detached house on Chiltern Avenue. Benefits include off street parking and a large garden backing onto King George Recreation Ground.

Hertsmere Council tax band E

Three bedrooms

Bathroom

Over 100ft Rear Garden

Potential to Extend (STPP)

Garage

Sought after location

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



3



1



2



B

# Floor Plan



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.