



Independent Estate Agents

17 Clarendon Road, Watford WD17 1JR Tel: **01923 221265** Fax: 01923 247794
info@rennieandco.com www.rennieandco.com

EBOR COTTAGE, THE RUTTS, BUSHEY HEATH BUSHEY HERTFORDSHIRE WD23 1LN

Character filled cottage

Two separate receptions

**Master bedroom with ensuite
bathroom**

Further family bathroom

Guest downstairs WC

**Two further bedrooms
and loft room**

Secluded rear garden

BUSHEY HEATH LOCATION



£525,000 Freehold

An attractive, character filled three/four bedroom semi detached period cottage set in the heart of Bushey Heath. Some of the many features of this property include a spacious loft room/ Bedroom 4, modern galleried kitchen and two separate reception rooms. Furthermore there is a family downstairs bathroom and further guest WC.

Secluded 70' rear garden and set very near local schools and shops.



The Rutts is a one way road directly off Bushey High Street and within easy walking distance of the local shops, travel facilities and schools.

Places of worship are a short stroll away

DOUBLE GLAZED DOOR

With Georgian style windows into porch area –

ENTRANCE PORCH

Quarry tiles floor. Georgian style double glazed window to side.

FRONT DOOR

Glazed inserts. Into –

LIVING ROOM

11'3 x 12'2(3.43m x 3.71m)

Double glazed radiator and secondary glazed Georgian sash window to front. Dado rail.

Beautiful stripped wood fire place with tiled surrounds and copper hearth.



DINING ROOM

11'4 x 12'3(3.45m x 3.73m)

Large under stairs cupboard. A large sash window to rear with secondary glazed unit. Dado rail and a double radiator.



KITCHEN

19'4 x 5'10(5.89m x 1.78m)

Laminated flooring. A modern contemporary kitchen with a granite 'Twyford' inset sink with ornate mixer tap and wood block work surfacing. Wood fronted wall and base units with built in halogen four ring induction hob and electric double over under. Double glazed leaded light window to the side. Space for fridge freezer. Further units with work surfaces. Plumbing and space for washing machine. Space for compact dishwasher. Stainless steel extractor hood. Door to exterior. Door to –



DOWNSTAIRS CLOAKROOM

Low flush WC. Secondary glazed casement window to rear. Corner wall mounted sink unit and single radiator.

STAIRS TO FIRST FLOOR FROM REAR RECEPTION

ON THE FIRST FLOOR

LANDING

BEDROOM 1

12'8 x 11'4(3.86m x 3.45m)

Sash window with secondary glazed unit. Double radiator. Door to –



EN SUITE BATHROOM

Full suite with full size bath with ornate style taps and shower attachment. Laminated flooring. Part tiled walls. Large pedestal with hand basin. Single radiator. Low flush WC. Window. Bidet with mixer taps.

BEDROOM 2

12'2 x 8'5 (3.71m x 2.57m)

Secondary glazed sash window overlooking rear garden. Large built in wardrobe. Double radiator. Stairs up to –

LOFT ROOM

12'2 x 11'5 into eaves (3.71m x 3.48m into eaves)

Extensive base units providing storage space. Single radiator. Double glazed Velux window. Door to head height further storage room into eaves.



BEDROOM 3

9'8 x 6'6 (2.95m x 1.98m)

Double glazed Georgian window overlooking garden. Built in wardrobes, single radiator.

FAMILY SHOWER ROOM

Self enclosed glazed corner shower enclosure with a thermostatically controlled shower unit. Rain forest style. Tiled walls. Low flush WC. Wall mounted sink unit and ladder styled towel rail.

ON THE OUTSIDE

REAR GARDEN

70' in length. Small patio with a path to the rear. Shrubs and mature trees. Partly laid to lawn. Raised flower bed. Outside storage room. Pedestrian access to side secured with wrought iron gate.



FRONT GARDEN

Small front garden with path. Pathway and white picket fence.

MISCELLANEOUS

LOCAL AUTHORITY

HERTSMERE

COUNCIL TAX BAND

BAND E

VIEWING

Strictly by appointment through Rennie & Co. Watford on (01923) 221265.

All statements contained in these particulars as to this property are made without responsibility on the part of Rennie & Co. or the vendors.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification documentation to comply with these regulations and we would ask for your co-operation and understanding to avoid any delay in agreeing the sa

