

Coldharbour Lane, Bushey
£925,000



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A beautifully presented detached family home on Coldharbour Lane, Bushey, featuring a spacious open-plan kitchen/dining/family room, separate reception room, playroom/home office and utility room. Further benefits include a generous rear garden, off-street parking and potential to extend, subject to the necessary consents.

A beautifully presented detached family home on Coldharbour Lane, Bushey, combining an attractive traditional exterior with stylish contemporary interiors, a generous rear garden and off-street parking.

The centrepiece of the home is the impressive open-plan kitchen, dining and family space, thoughtfully designed for everyday living and entertaining. Large rooflights flood the room with natural light, while wide folding doors open onto the rear terrace, creating a wonderful connection between the house and garden.

The kitchen features sleek cabinetry, extensive work surfaces and a substantial central island incorporating breakfast seating. Integrated appliances, a mirrored splashback and distinctive pendant lighting complete the contemporary design, with ample space alongside for dining and relaxed family seating.

A separate reception room offers a comfortable retreat, enhanced by a broad bay window and plantation shutters. An additional room, currently used as a

playroom, provides versatility for family life or a home office, while a separate utility room accommodates laundry facilities and further storage.

The bedrooms are attractively presented in a soft, neutral palette, with fitted storage in several rooms. A contemporary bathroom features large-format tiling, a wide vanity unit and a bath with an overhead shower.

The rear garden is a particular feature, with a paved terrace ideal for outdoor dining leading onto an extensive lawn, framed by established hedging and mature planting. To the front, a driveway provides off-street parking alongside a planted garden. There is also potential to extend the property, subject to the necessary planning permissions and consents.

Situated in an established residential area of Bushey, the property is well placed for local schooling, including Bushey Meads School on Coldharbour Lane. With its light-filled living accommodation, versatile layout and inviting garden, this is an appealing home for modern family life.



Common Road, Stanmore, HA7 3HX

020 8050 8810

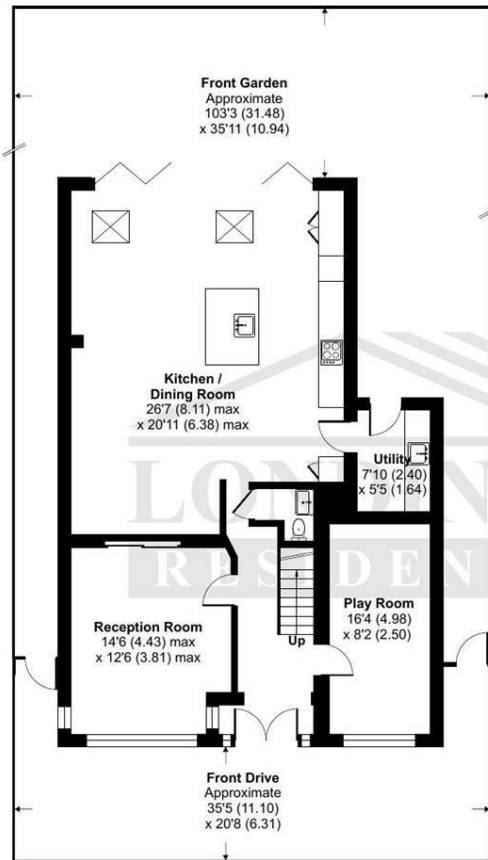
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ldn-r.com

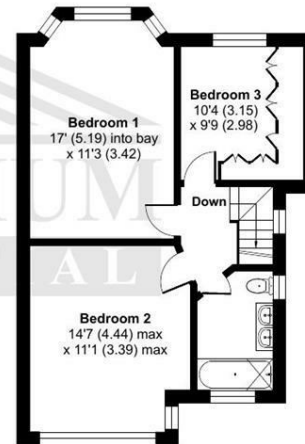
Coldharbour Lane, Bushey, WD23

Approximate Area = 1656 sq ft / 153.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Londinium Residential. REF: 1534600

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	