



16 Wren Crescent, Bushey, WD23 1AN

Price £650,000 Freehold

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 ChurchillsBushey



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16 Wren Crescent, Bushey, Hertfordshire, WD23 1AN

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- 3 Double Bed Semi
- In Need of Modernisation
- Solid Wood Block Flooring
- 22ft Lounge
- Secluded Rear Garden
- Garage & Off Street Parking
- No Upper Chain
- Energy Rating: D

A 3 BEDROOM SEMI DETACHED HOUSE  
IN NEED OF MODERNISATION,  
ENTRANCE LOBBY, ENTRANCE HALL, CLOAKROOM  
22FT LOUNGE WITH SOLID WOOD BLOCK FLOORING, KITCHEN  
3 DOUBLE BEDROOMS, LARGE BATHROOM,  
DOUBLE GLAZING, GAS CENTRAL HEATING,  
SECLUDED REAR GARDEN,  
GARAGE & OFF STREET PARKING TO THE FRONT,  
SOUGHT AFTER RESIDENTIAL LOCATION,  
CONVENIENTLY SITUATED CLOSE TO LOCAL SHOPS & SCHOOLS  
OFFERED FOR SALE WITH NO UPPER CHAIN







#### ENTRANCE LOBBY

Large coat cupboard with sliding door with meters, double glazed window to the side aspect, solid wood block flooring

#### ENTRANCE HALL

Solid wood block flooring, staircase to the first floor

#### CLOAKROOM

Double glazed window to the side aspect, wash hand basin, low flush wc, vinyl flooring, wall light, extractor

#### LOUNGE

Double aspect room with double glazed window to the front aspect, double glazed sliding patio doors leading on to the garden, feature fireplace with gas coal fire, solid wood block flooring

#### KITCHEN

Range of wall and base units, working surfaces, stainless steel sink unit with drainers, cooker point, space for fridge freezer, plumbing for washing machine, larder cupboard with window to the side, vinyl flooring, double glazed window to the rear aspect

#### LOBBY

Tiled floor, storage cupboards, double glazed door leading to the outside

#### FIRST FLOOR LANDING

Double glazed window to the side aspect, access to the loft, airing cupboard housing lagged hot water cylinder and immersion heater

#### BEDROOM 1

Double glazed window to the front aspect, wardrobe cupboards, wall light, electric radiator

#### BEDROOM 2

Double glazed window to the front aspect, wardrobe cupboard

#### BEDROOM 3

Double glazed window to the rear aspect, wardrobe cupboard

#### BATHROOM

Panelled bath with hand held Victorian Style shower attachment, wash hand basin, low flush wc, fitted wall mirror with lighting above, part tiled walls, vinyl flooring, double glazed windows to the rear aspect

#### OUTSIDE

#### FRONT GARDEN

Lawn

#### SECLUDED REAR GARDEN

Paved patio area, lawn, mature shrubs, outside storage cupboard, gated side access

#### GARAGE

Approached via own driveway with up and over door to the front, wall mounted gas fired central heating boiler (Worcester), light and power

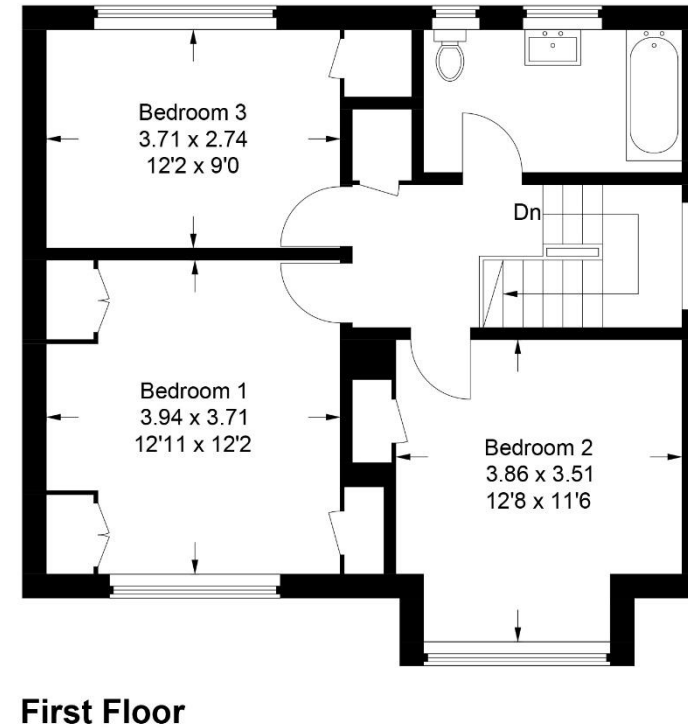
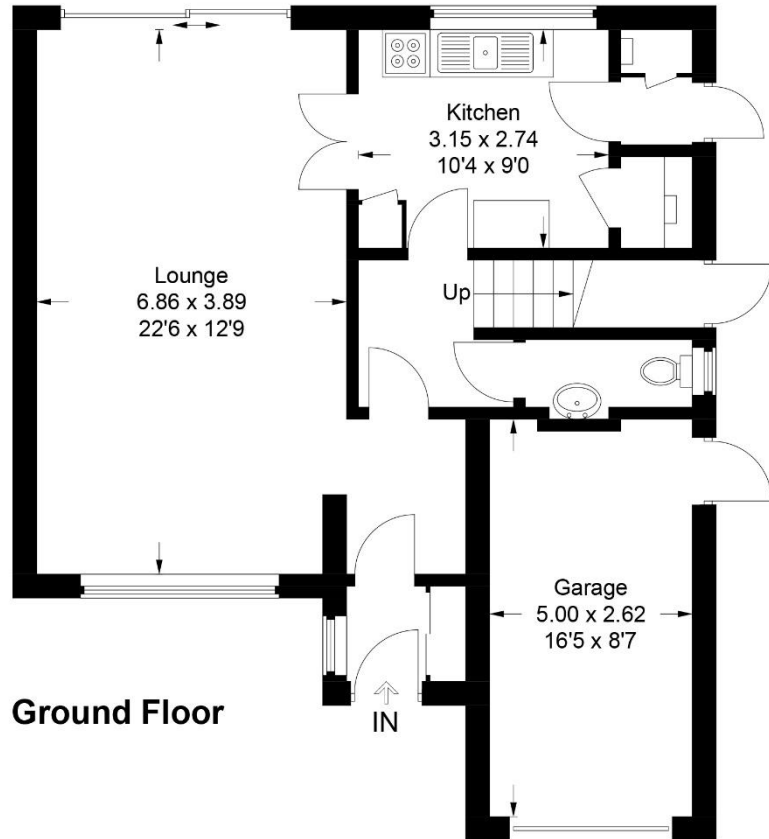
#### OFF STREET PARKING

To the front of the property via block paved driveway


#### COUNCIL TAX

Hertsmere Borough Council, Tax Band F, £3095.78 2024/2025

Approximate Gross Internal Area  
Ground Floor = 53.5 sq m / 576 sq ft  
First Floor = 56.8 sq m / 611 sq ft  
Garage = 12.7 sq m / 137 sq ft  
Total = 123.0 sq m / 1,324 sq ft

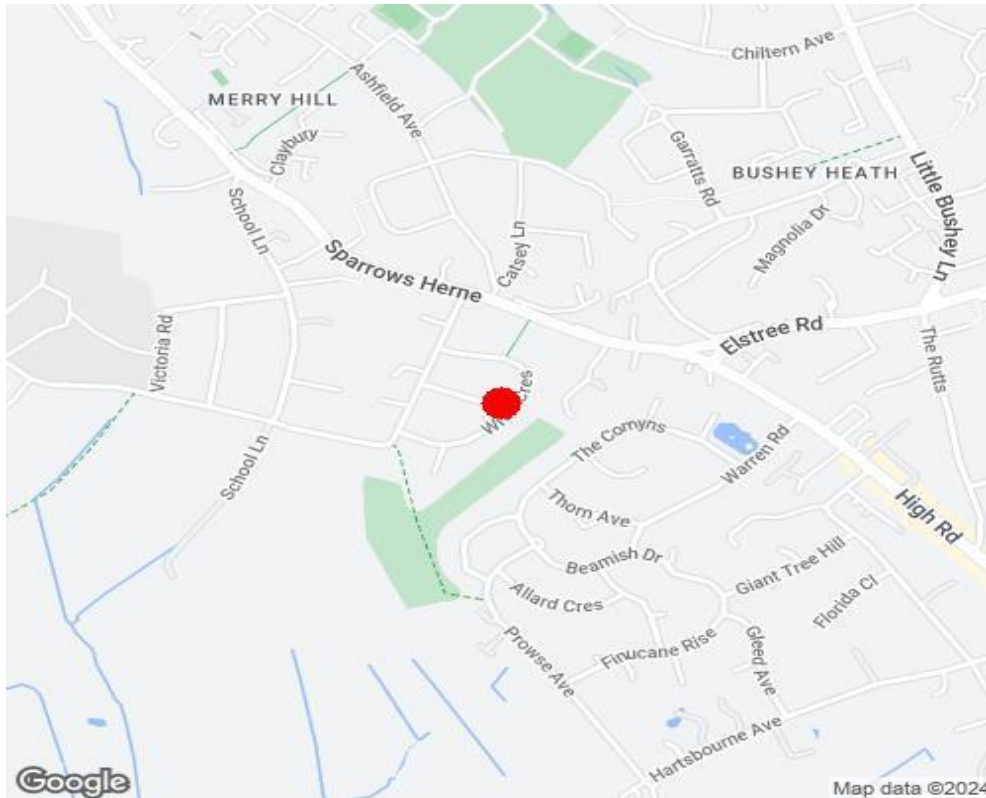


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Important Notice:**

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.