

Wren Crescent

Bushey Heath, WD23 1AN



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Wren Crescent

Bushey Heath, WD23 1AN

£975,000

- Spacious detached house in popular location
 - Entrance porch
 - Open plan reception/dining room
 - Study
 - Kitchen
 - Breakfast room
 - Four double bedrooms
 - Two bathrooms
 - Secluded rear garden
- Ample off street parking and large integral garage





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JW&Co are delighted to bring to market this extended four-bedroom, two-bathroom detached family home. Nestled in the sought-after 'Birds Estate' off Merry Hill Road, this generously sized house offers a spacious retreat within easy reach of Bushey Heath's amenities, including shops, bus services, nature walks, churches, and a synagogue.

The accommodation comprises an entrance porch and entrance hall with the convenience of a ground floor cloakroom. At the front of the property is a spacious L-shaped lounge/dining room opening to a study. At the rear, there is a fitted kitchen with a range of wall and base units, and a separate dining room with views of the rear garden. On the first floor, there are four generously sized double bedrooms, along with a shower room and a bathroom (in need of refitting).

Outside, there is a secluded rear garden with a large patio area and a door to an integral single garage. In addition, the property comes with parking space for multiple vehicles, providing ease and convenience for those with a car. Whether you're looking for a family home or a place to host gatherings, this house on Wren Crescent is sure to meet your needs.

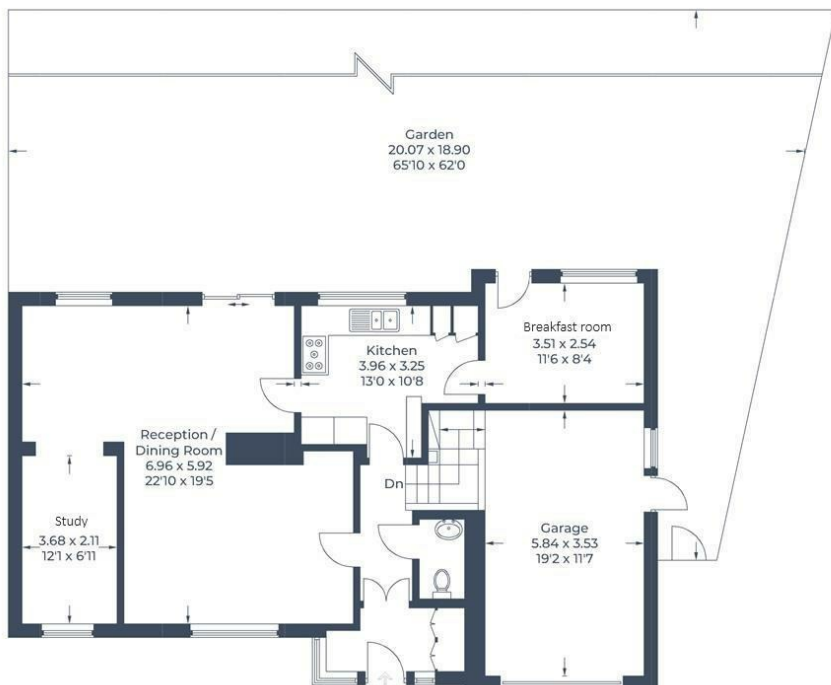
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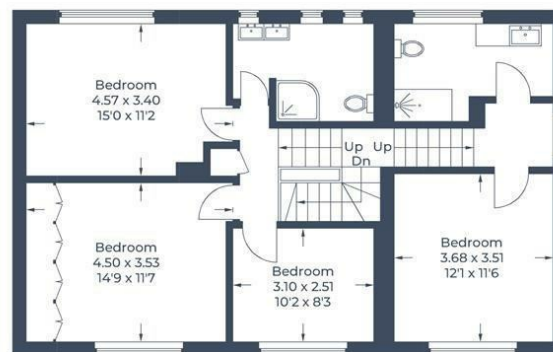


JW&Co Bushey Village
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Approximate Gross Internal Area
 Ground Floor = 106.0 sq m / 1,141 sq ft
 (Including Garage)
 First Floor = 81.2 sq m / 874 sq ft
 Total = 187.2 sq m / 2,015 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Open plan reception/dining room
 22'10 x 19'5 (6.96m x 5.92m)

Office
 12'1 x 6'11 (3.68m x 2.11m)

Breakfast room
 11'6 x 8'4 (3.51m x 2.54m)

Kitchen
 13' x 10'8 (3.96m x 3.25m)

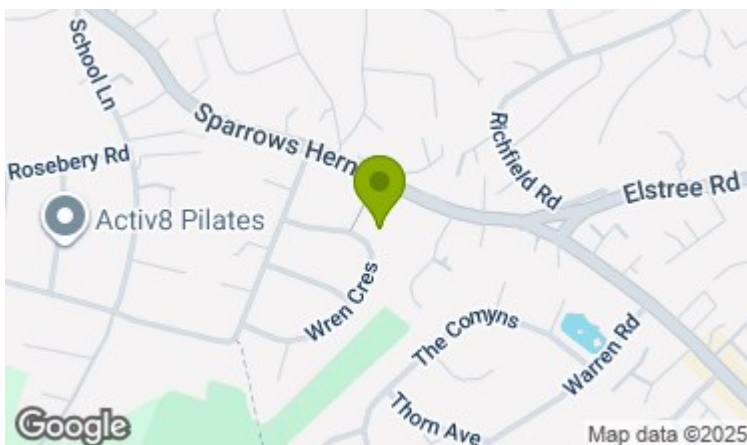
Bedroom One
 14'9 x 11'7 (4.50m x 3.53m)

Bedroom Two
 15' x 11'2 (4.57m x 3.40m)

Bedroom Three
 12'1 x 11'6 (3.68m x 3.51m)

Bedroom Four
 10'2 x 8'3 (3.10m x 2.51m)

Large single garage
 19'2 x 11'7 (5.84m x 3.53m)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 67 | 82 |
| England & Wales | EU Directive 2002/91/EC | |

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