

Catsey Lane

Bushey Heath, WD23 4HZ



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY



Catsey Lane

Bushey Heath, WD23 4HZ

£435,000

- Ground floor maisonette
 - Lounge/dining room
 - Kitchen/breakfst room
 - Two bedrooms
 - Bathroom
 - Private own rear garden
- Gas fired central heating & double glazing
 - Long lease
 - Garage in block





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JW & CO are pleased to present this beautifully renovated TWO BEDROOM GROUND FLOOR MAISONETTE WITH OWN PRIVATE GARDEN located in a tranquil cul-de-sac near Bushey Heath. Recently modernised and upgraded by the current owners, the property features a newly fitted kitchen and bathroom, along with comprehensive refurbishments throughout. Enjoying its own private rear garden with a patio area, and a garage in a block, the property offers a comfortable living environment.

The accommodation includes a spacious entrance hall, a double aspect lounge/dining room with a modern feature fireplace, a fitted kitchen/breakfast room, two generous double bedrooms, and a bathroom. Additional amenities comprise gas-fired central heating, double glazing throughout, an extended lease, and a garage in a block.

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + VAT per person applies for this service.



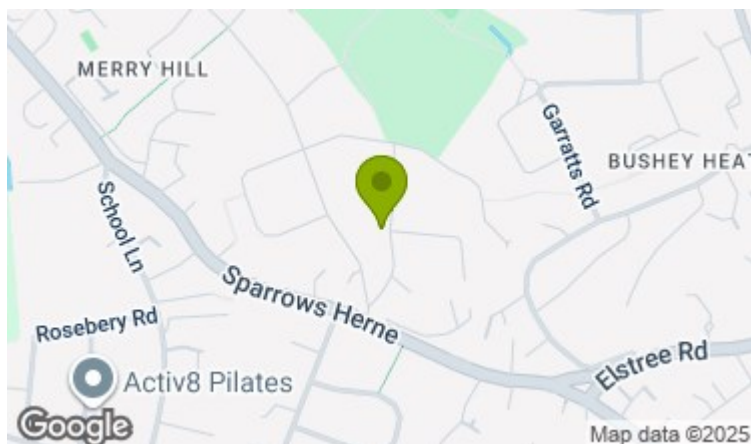


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Approximate Gross Internal Area = 73.9 sq m / 795 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 86.5 sq m / 931 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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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		
England & Wales	EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.