

Brooke Close

Bushey Heath, WD23 1FB



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

Brooke Close

Bushey Heath, WD23 1FB

£899,950

- Extended Semi detached house
 - 33' Lounge/dining room
 - Kitchen
 - Breakfast room
 - Family room
 - Four bedrooms
 - Two bathrooms
- Garage & off street parking





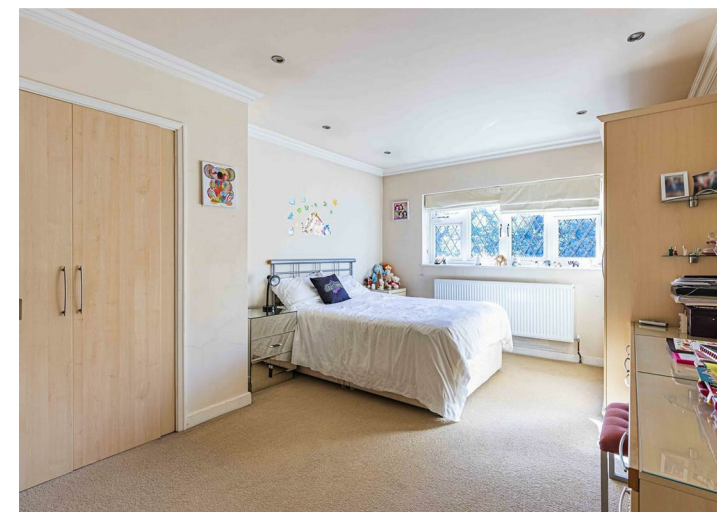
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JW & Co are delighted to offer for sale this bright and generously proportioned FOUR BEDROOM, TWO BATHROOM, THREE RECEPTION ROOM SEMI-DETACHED HOUSE, ideally situated in the heart of Bushey Heath, within easy walking distance of local shops, transport links, and amenities.

The accommodation comprises a welcoming entrance hall with a guest cloakroom, leading into a spacious 30ft lounge/dining room featuring a large bay window to the front and patio doors opening onto the rear garden. To the rear of the property, there is a well-appointed kitchen with access to a breakfast room, which in turn leads to a comfortable family room and internal access to the integral garage. The first floor offers a principal bedroom with a range of fitted wardrobes and an En suite shower room with underfloor heating. There are three further double bedrooms and a modern family bathroom completing the upper floor.

Outside, the well-maintained rear garden provides a private outdoor space, while the integral garage is accessed via the property's own driveway, which also offers off-street parking for two vehicles. An ideal family home in a sought-after location — early viewing is highly recommended.



JW&Co Bushey Village
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Ground Floor
 Approx. 89.8 sq. metres (967.0 sq. feet)



First Floor
 Approx. 74.4 sq. metres (800.6 sq. feet)



Lounge/dining room
 30'3 x 11' (9.22m x 3.35m)

Kitchen
 8'6 x 9'7 (2.59m x 2.92m)

Dining room
 10'6 x 8'6 max (3.20m x 2.59m max)

Lounge
 15'4 x 9'8 (4.67m x 2.95m)

Garage
 17'7 x 7'7 (5.36m x 2.31m)

Bedroom One
 15'3 x 13'2 (4.65m x 4.01m)

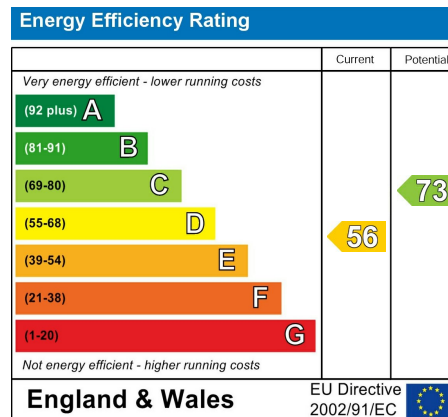
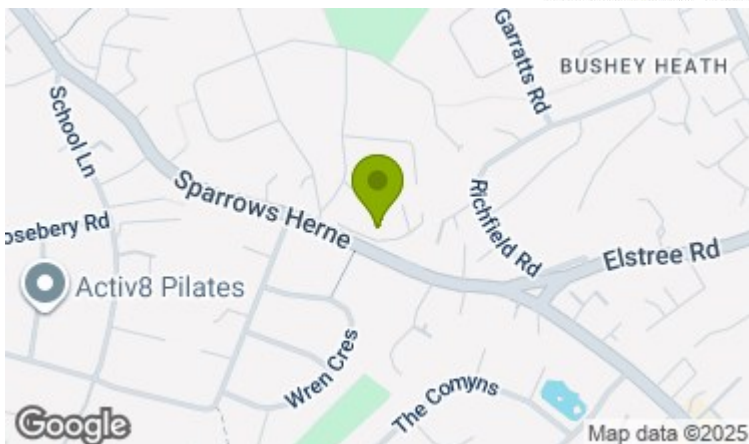
Bedroom Two
 15'1 x 11'1 (4.60m x 3.38m)

Bedroom Three
 14'3 x 11'1 (4.34m x 3.38m)

Bedroom Four
 9'10 x 9'6 (3.00m x 2.90m)

Bathroom
 9'9 x 5'7 (2.97m x 1.70m)

Total area: approx. 164.2 sq. metres (1767.6 sq. feet)



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.