

Langmead Drive

Bushey Heath, WD23 4GD



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

Langmead Drive

Bushey Heath, WD23 4GD

£805,000

- Semi Detached Home in private cul de sac
 - Sitting room with feature fireplace
 - Lounge/dining room
 - Kitchen/breakfast room
 - Utility room & guest WC
 - Four bedrooms
- Bathroom with separate shower unit
- Beautifully maintained Rear garden
 - Garage
 - Off street parking





Langmead Drive

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JW & Co are delighted to present this spacious FOUR BEDROOM SEMI DETACHED family home, ideally located on a peaceful private road in the heart of Bushey Heath. This well-presented property occupies a prime position, offering easy access to some of the area's most sought-after primary schools—making it a perfect choice for families. Lovingly extended and updated by the current owners, the home offers generous and versatile living space throughout.

On entering, you're greeted by a spacious entrance hall that sets a welcoming tone. At the front of the property, a bright sitting room benefits from a large bay window and an attractive feature fireplace, creating a warm and inviting space. To the rear, a second comfortable lounge flows into a formal dining room with direct access to the rear garden—ideal for both everyday living and entertaining. The contemporary kitchen/breakfast room offers excellent storage and worktop space and is supported by a separate utility room and a convenient downstairs guest WC.

Upstairs, this property boasts four generously sized bedrooms, including three doubles, two of which feature fitted wardrobes, and one single room. A modern, fully equipped family bathroom, complete with a separate shower, serves the first floor.

Outside, the private rear garden is beautifully maintained and features a generous patio area—perfect for alfresco dining and outdoor gatherings. To the front, the property benefits from off-street parking and a single garage, providing both practicality and convenience.

Please note: In accordance with UK Anti-Money Laundering (AML) regulations, we are required to verify the identity of all prospective purchasers once an offer has been accepted. This process is carried out via a trusted third-party service, with a fee of £45 per person (inclusive of VAT) payable for verification.



JW&Co Bushey Village
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Sitting room
13'2 into bay x 12'1 (4.01m into bay x 3.68m)

Lounge/Dining room
17'8 x 11' (5.38m x 3.35m)

Kitchen/breakfast room
13'4 x 11'8 (4.06m x 3.56m)

Utility room/Cloakroom
8'2 x 7' (2.49m x 2.13m)

Garage
14'9 x 8'8 (4.50m x 2.64m)

Bedroom One
12'9 into bay x 11' (3.89m into bay x 3.35m)

Bedroom Two
12'5 x 10'5 (3.78m x 3.18m)

Bedroom three
11'9 x 11'6 (3.58m x 3.51m)

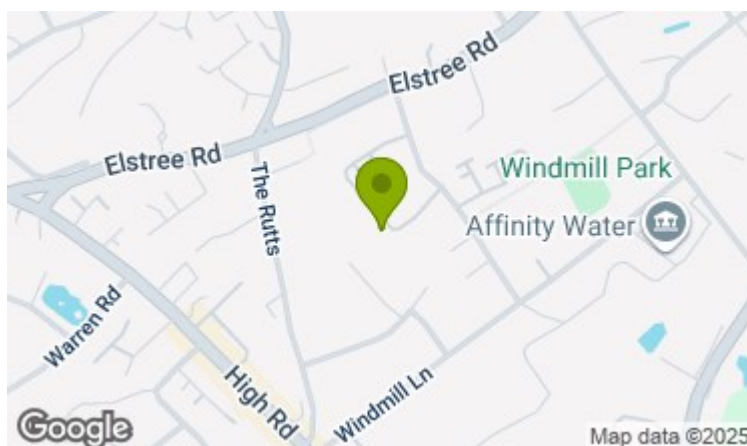
Bedroom Four
9'5 x 6'9 (2.87m x 2.06m)

Rear garden
39' x 29' (11.89m x 8.84m)

Approximate Gross Internal Area
Ground Floor = 82.8 sq m / 891 sq ft
First Floor = 60.8 sq m / 654 sq ft
Total = 143.6 sq m / 1,545 sq ft
(Including Garage)



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	

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