

Bushey Grove Road

Bushey, WD23 2JY



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY



incorporating LANGLEYS

Bushey Grove Road

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£330,000

- Well presented first floor maisonette
 - Lounge/dining room
 - Fitted kitchen
 - Two double bedrooms
 - Bathroom
 - Own Private garden
 - GFCH & Double glazing
 - Long lease
 - No upper chain





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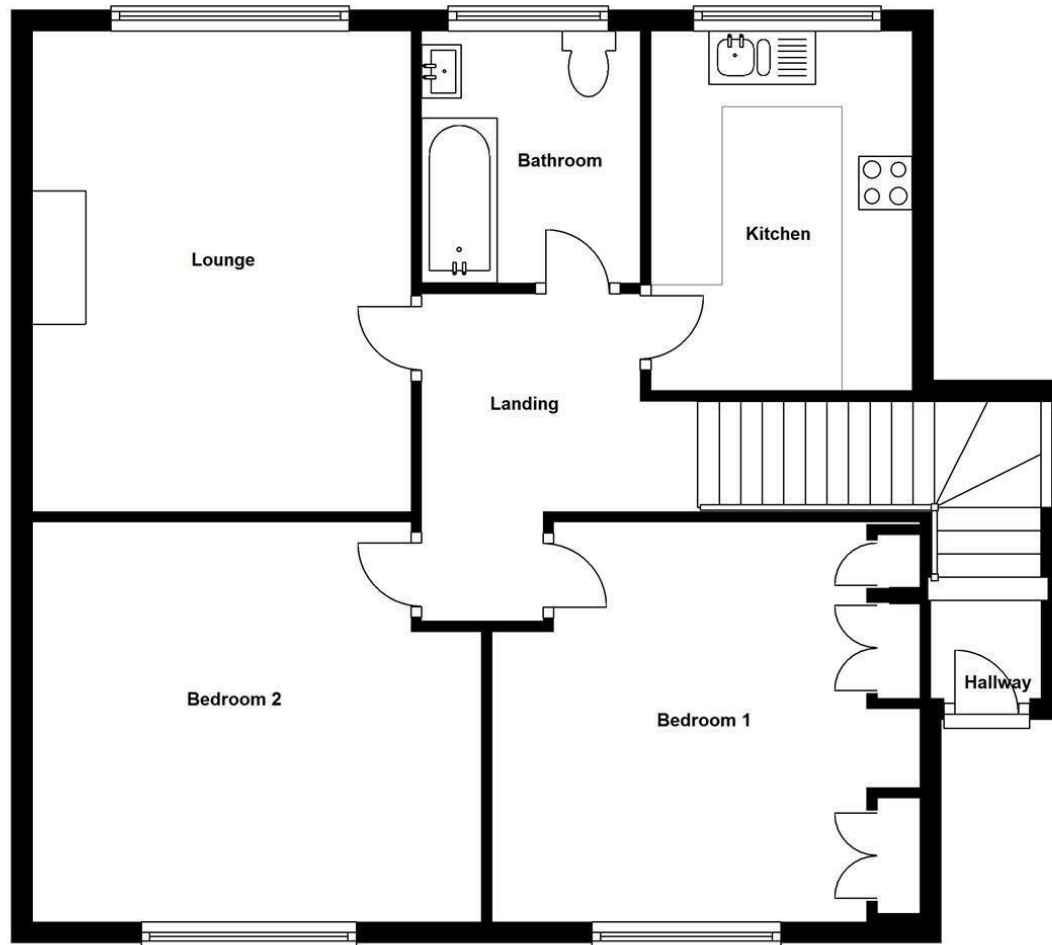
JW & co are pleased to offer this TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE with own private garden conveniently located within a short distance of Watford Lower High Street Station and shopping facilities in Watford and Bushey.

The property comprises, fitted kitchen, a spacious lounge, two double bedrooms, bathroom and garden. Further benefits include, double glazing, gas central heating and no upper chain. There are no maintenance charges, minimal ground rent charges and a LEASE OVER 120 YEARS.

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.



First Floor
Approx. 781.1 sq. feet



Total area: approx. 781.1 sq. feet



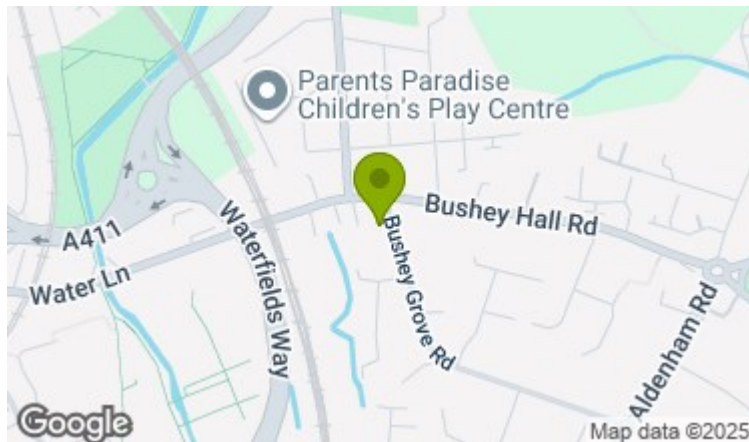
JW&Co Bushey Village
80 High Street, Bushey Village, Hertfordshire, WD23 3HD
0208 950 3434
bushey@jwandco.co.uk

Lounge
14'8 x 11'5 (4.47m x 3.48m)

Kitchen
11'1 x 8 (3.38m x 2.44m)

Bedroom One
13'5 x 11'5 (4.09m x 3.48m)

Bedroom two
12'6 x 11'6 (3.81m x 3.51m)



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	71	73
	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.