

Springfield

Bushey Heath, WD23 1GL



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.
FOR SALE
020 8500 3454
INCORPORATING LANGLEYS

jw
&Co.

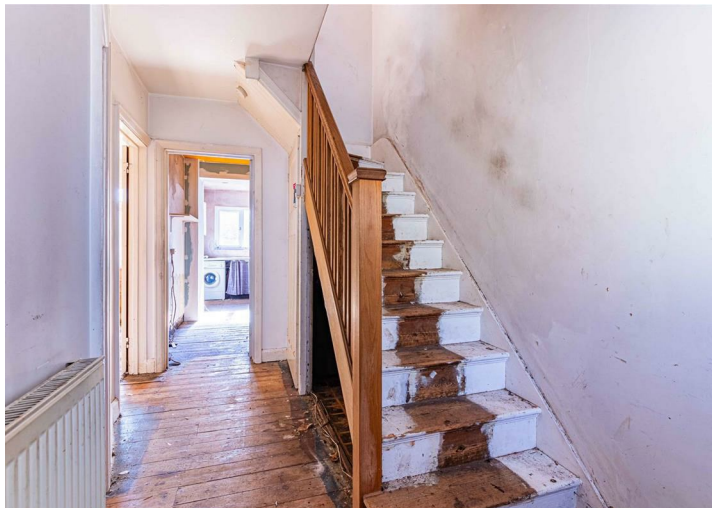
INCORPORATING LANGLEYS

Springfield

Bushey Heath, WD23 1GL

£450,000

- Terraced house in need of modernisation
 - Lounge
 - Dining room
 - Kitchen
- Three bedrooms
 - Wet room
 - Rear garden
- Enormous potential for improvements
 - GFCH & Double glazing throughout
 - No upper chain





Springfield

Bushey Heath, WD23 IGL

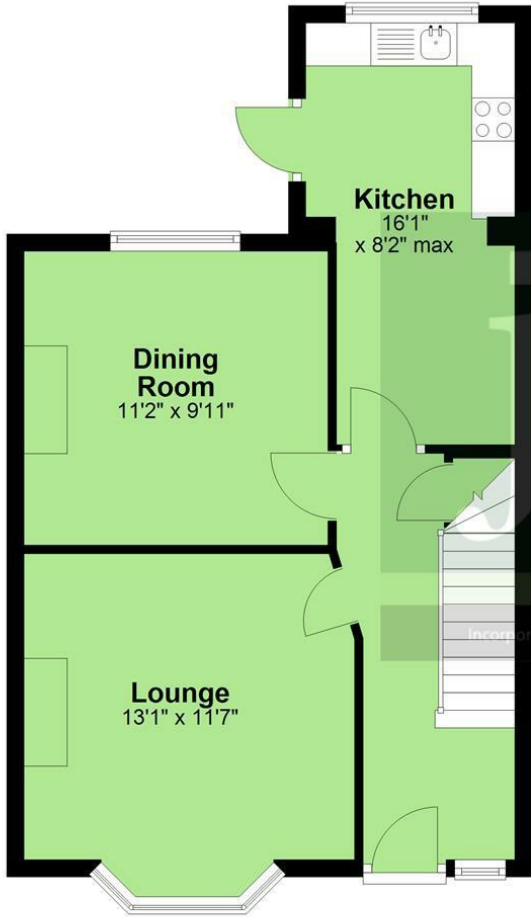
JW & Co are pleased to offer this three-bedroom terraced house, requiring full modernisation throughout. Situated on a quiet no-through road in the heart of Bushey Heath, the property is ideally located for access to some of the area's most sought-after primary schools—making it a superb opportunity for families. The house offers excellent potential for extension and renovation, and would suit a buyer keen to carry out the necessary improvements.

The accommodation comprises an entrance hall, a front-facing sitting room with bay window and feature fireplace, a separate dining room—also with a feature fireplace—and an extended kitchen. To the first floor are three bedrooms and a wet room. Outside, there is a secluded rear garden with a large garden shed.

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. To carry out this process, we use a trusted third-party verification system. A nominal fee of £45 per person (inclusive of VAT) applies.

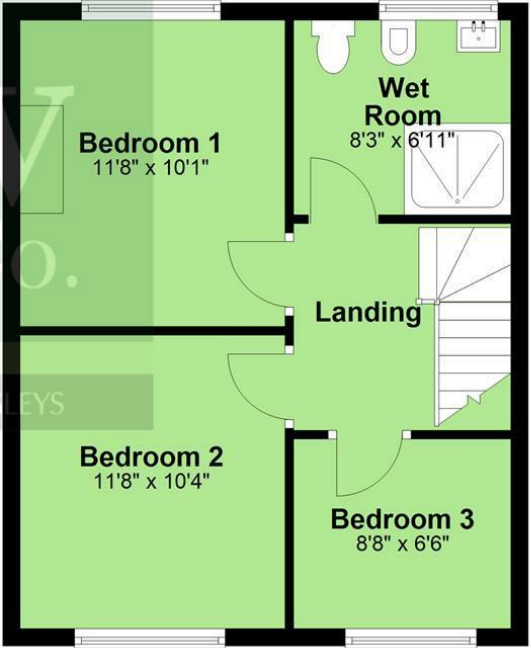


Ground Floor
Approx. 461.2 sq. feet



First Floor

Approx. 432.5 sq. feet



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

Lounge
11'2 x 11'3 (3.40m x 3.43m)

Dining room
11'2 x 9'6 (3.40m x 2.90m)

Kitchen
15'4 x 7'8 (4.67m x 2.34m)

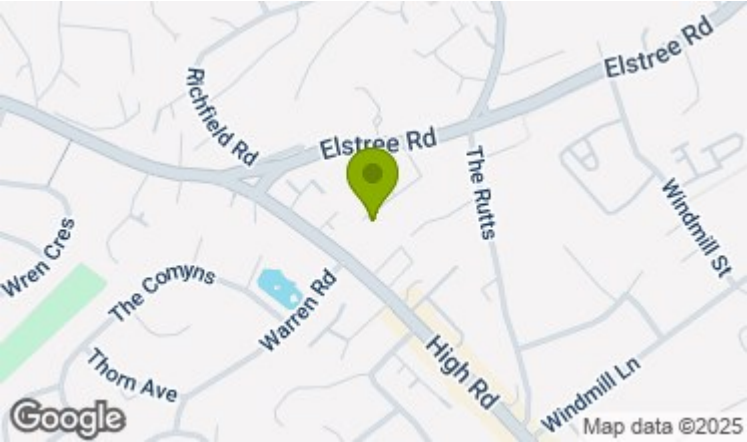
Bedroom One
11'2 x 10'1 (3.40m x 3.07m)

Bedroom Two
11'2 x 9'8 (3.40m x 2.95m)

Bedroom Three
8'2 x 6'2 (2.49m x 1.88m)

Wet Room
8'5 x 6'7 (2.57m x 2.01m)

Total area: approx. 893.7 sq. feet



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		
	62	75
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.