

Great Grove

Bushey, WD23 3BH



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

Great Grove

Bushey, WD23 3BH

£499,950

- Extensively refurbished terraced home
 - Kitchen/breakfast room
 - Cloakroom
 - Sitting room
 - Three bedroom
 - Luxury bathroom
 - Modern interior throughout
 - Landscaped rear garden





Great Grove

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JW & Co are pleased to present this beautifully refurbished three-bedroom terraced home, ideally located within walking distance of local shops, highly regarded schools (including Bushey Meads and Little Reddings), and the amenities of Bushey Village.

The property has undergone a full modernisation by the current owners and is finished to an exceptional standard. The ground floor benefits from underfloor heating, a newly installed guest cloakroom, sitting room to front and a stunning open-plan kitchen/breakfast room seamlessly flowing into the spacious rear garden. Upstairs, there are three generously sized bedrooms along with a stylishly refitted family bathroom. Externally, the rear garden has been completely landscaped to include a contemporary patio area, lawn, and a large storage shed, creating a perfect space for outdoor entertaining and family living.

In compliance with UK Anti Money Laundering (AML) regulations, we are required to verify the identity of all prospective purchasers once an offer has been accepted. For this purpose, we utilize a trusted third-party identity verification system. Please note, a nominal fee of £45 + VAT per person applies for this service.





JW&Co Bushey Village
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Approximate Gross Internal Area
Ground Floor = 39.9 sq m / 429 sq ft
First Floor = 39.6 sq m / 426 sq ft
Total = 79.5 sq m / 855 sq ft

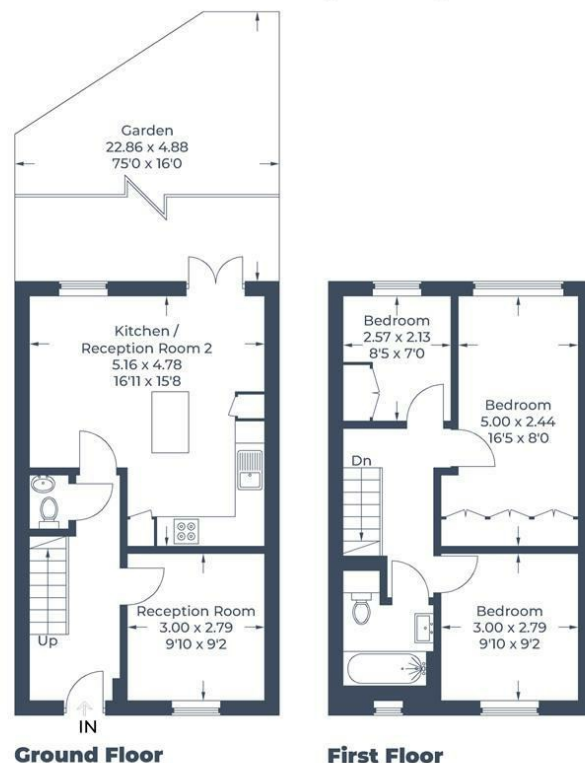


Illustration for identification purposes only,
measurements are approximate, not to scale.
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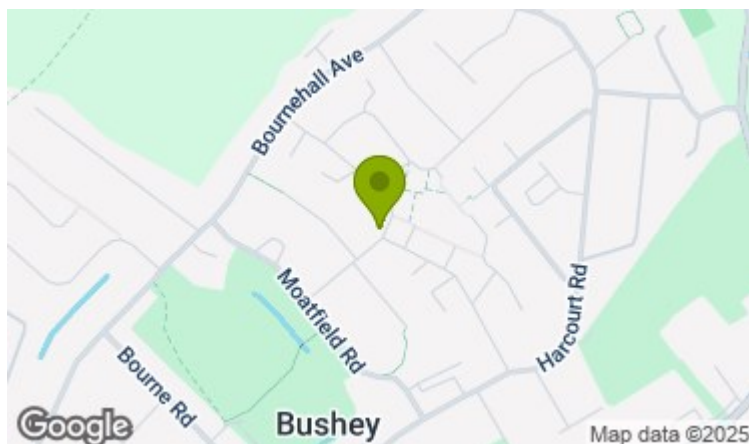
Reception room
9'10 x 9'2 (2.74m'3.05m x 2.74m'0.61m)

Kitchen/breakfast room
16'11 x 15'8 (4.88m'3.35m x 4.57m'2.44m)

Bedroom One
16'5 x 8' (4.88m'1.52m x 2.44m')

Bedroom Two
9'10 x 9'2 (2.74m'3.05m x 2.74m'0.61m)

Bedroom three
8'5 x 7' (2.44m'1.52m x 2.13m')



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		
	74	79
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.