

The Rutts

Bushey Heath WD23 1LJ



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

The Rutts

Bushey Heath, WD23 1LJ

£1,100,000

- Substantial detached house
 - Five reception rooms
 - kictchen/breakfast room
 - Cloakroom
 - Integral garage
 - Five bedrooms
 - Bathroom
 - Spacious rear garden
- In need of general modernisation
 - Off street parking





The Rutts

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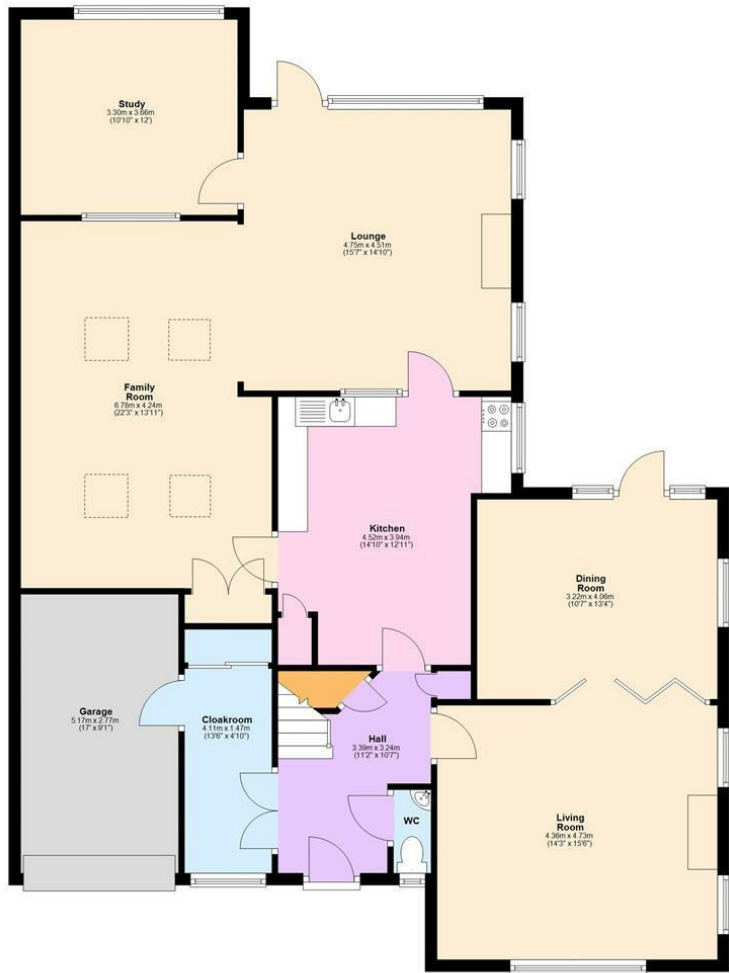
JW & Co are pleased to offer this bright and spacious, extended five-bedroom detached family home located in the heart of Bushey Heath. This property boasts a family bathroom, a separate shower room, and an impressive five reception rooms, making it an ideal choice for families seeking ample space. This home has been under the same ownership since its original construction, presenting a rare chance to acquire a substantial family residence. While the property does require some modernisation, it offers immense potential for you to create a bespoke living space tailored to your needs in one of the most sought-after roads in Bushey Heath.

The accommodation includes an inviting entrance hall, a front aspect living room, a dining room, and a kitchen/breakfast room that provides access to a family room and the rear garden. Additionally, there is a study and a spacious playroom, perfect for family activities. On the first floor, you will find five well-proportioned bedrooms, alongside the family bathroom and a separate shower room. Externally, the property features a generous rear garden, ample off-street parking, and a single garage, enhancing its appeal even further.

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 utilise a trusted third-party identity verification system. Please note, a nominal fee of £45 + VAT per person applies for this service.



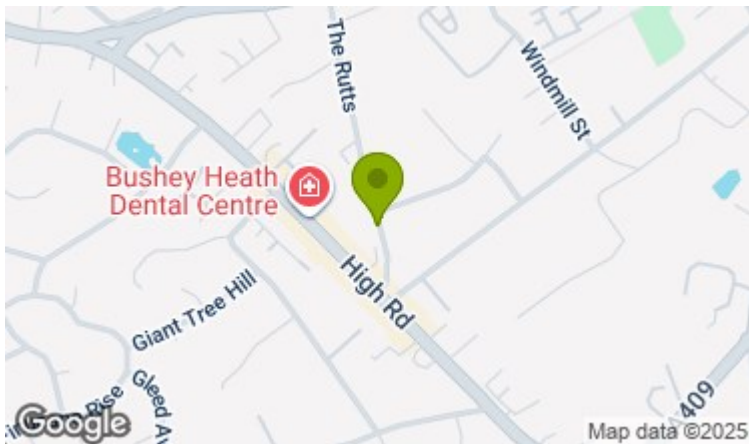
Ground Floor
Approx. 142.4 sq. metres (1532.9 sq. feet)



First Floor
Approx. 79.0 sq. metres (850.0 sq. feet)



Total area: approx. 221.4 sq. metres (2382.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



JW&Co Bushey Village
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Living room
15'6 x 14'3 (4.72m x 4.34m)

Dining room
13'4 x 10'7 (4.06m x 3.23m)

Kitchen
14'10 x 12'11 (4.52m x 3.94m)

Lounge
15'7 x 14'10 (4.75m x 4.52m)

family room
22'3 x 13'11 (6.78m x 4.24m)

Study
12' x 10'10 (3.66m x 3.30m)

Bedroom One
15'7 x 14'6 (4.75m x 4.42m)

bedroom two
13'7 x 12'3 (4.14m x 3.73m)

Bedroom Three
12'4 x 10'1 (3.76m x 3.07m)

Bedroom Four
10'3 x 7'3 (3.12m x 2.21m)

Bedroom Five
10'2 x 8'4 (3.10m x 2.54m)

Garage
17' x 9'1 (5.18m x 2.77m)

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.