

The Rutts

Bushey Heath, WD23 1LN



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY



incorporating LANGLEYS

The Rutts

Bushey Heath, WD23 1LN

£450,000

- Character Cottage
- Reception/Dining room
 - Kitchen
 - Conservatory
- Two bedrooms
- Bathroom
- Cottage style rear garden
- Unofficial off street parking to rear
- No upper chain





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JW & Co are delighted to present this charming two-bedroom character cottage, ideally positioned in the heart of Bushey Heath. Perfectly placed for access to some of the area's most sought-after primary schools, this home represents an excellent opportunity for families and those seeking a property with charm and convenience.

The ground floor comprises a welcoming lounge/dining room, a fitted kitchen, and a bright conservatory that opens onto the garden. Upstairs, the property offers a spacious principal bedroom, a further bedroom, and a bathroom accessed from the landing.

Externally, the cottage enjoys a delightful cottage-style rear garden with a summerhouse (complete with power and light). The garden benefits from side pedestrian access, as well as gated access via Orchard Close, which offers the potential for off-street parking (currently unofficial).

Additional features include UPVC sash-style windows to front and a modern gas-fired central heating boiler.

The property is offered to the market with no upper chain, further enhancing its appeal.





JW&Co Bushey Village
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Reception/dining room
21'6 x 12'2 (6.55m x 3.71m)

Kitchen
11'3 x 8'11 (3.43m x 2.72m)

Conservatory
8'11 x 6'5 (2.72m x 1.96m)

Bedroom One
12'2 x 11' (3.71m x 3.35m)

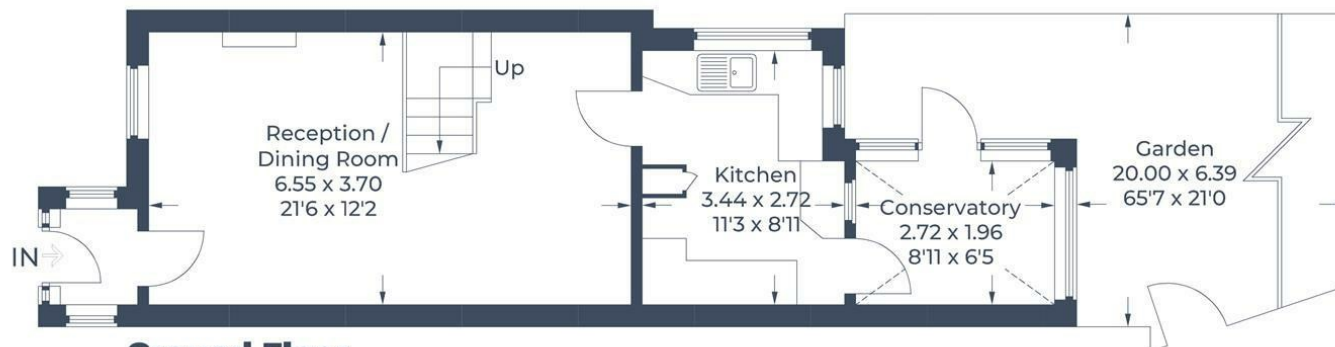
Bedroom Two
9' x 6'5 (2.74m x 1.96m)

Bathroom
9' x 4'11 (2.74m x 1.50m)

Approximate Gross Internal Area
Ground Floor = 41.2 sq m / 443 sq ft
First Floor = 29.9 sq m / 322 sq ft
Total = 71.1 sq m / 765 sq ft

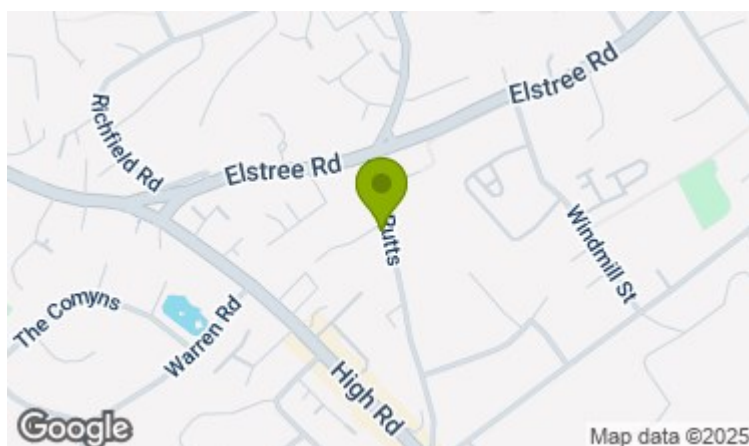


First Floor



Ground Floor

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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