

# Hollygrove

Bushey Heath, WD23 4JR



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

incorporating LANGLEYS



# Hollygrove

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£375,000

- Ground floor maisonette
  - Reception room
  - Fitted kitchen
  - Two bedrooms
  - Shower room
- Own private garden
- GFCH & double glazing
  - Garage in block
  - No upper chain







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JW & Co is delighted to present this spacious TWO-BEDROOM GROUND FLOOR MAISONETTE, featuring a long lease, direct access to a well maintained rear garden, and double glazing throughout,. The property is located in a sought-after cul-de-sac near Bushey Heath's High Road, the property offers convenient access to shops, bus services, churches, and a synagogue.

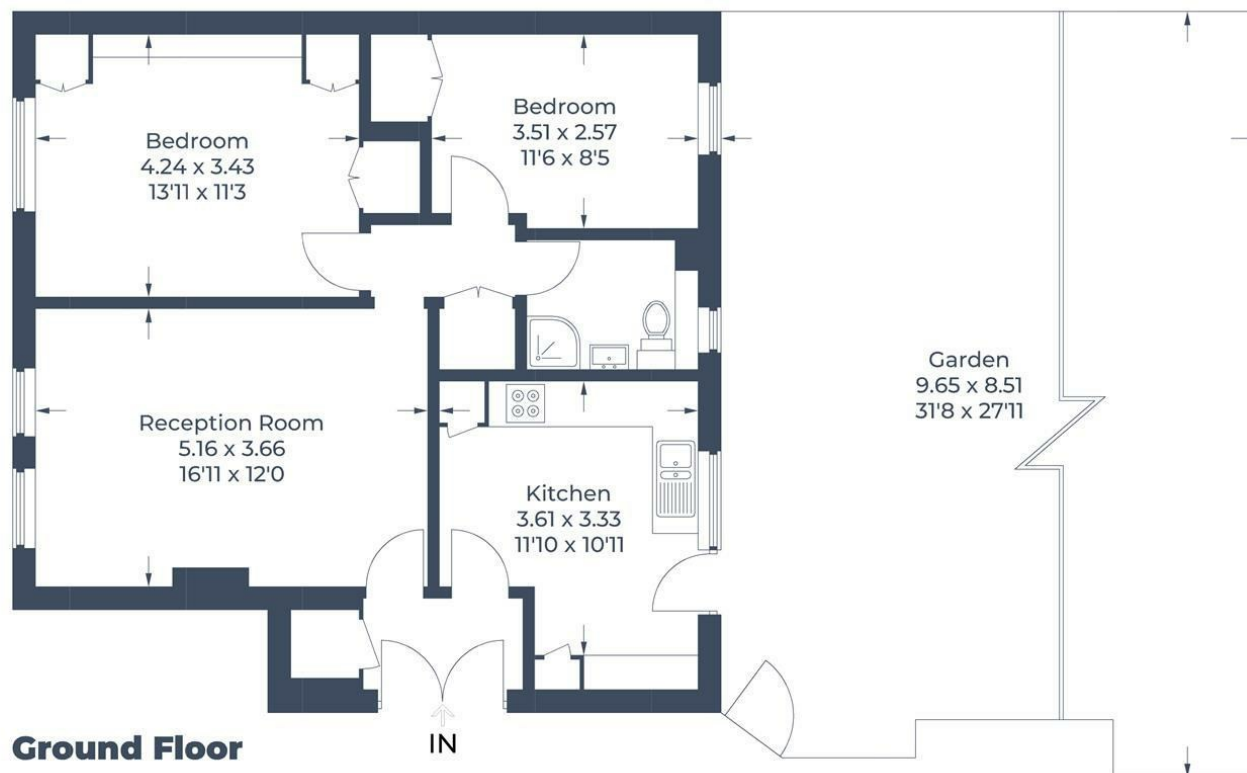
The accommodation comprises an entrance hall leading to a generously sized lounge/dining room with two large front-facing windows, a spacious kitchen/breakfast room with door to private rear garden, a main bedroom with built-in fitted wardrobes, a second bedroom with built-in wardrobes, and a bathroom. Further benefits include a garage in a block and is offered with the benefit of no upper chain.







Approximate Gross Internal Area = 70.7 sq m / 761 sq ft



Ground Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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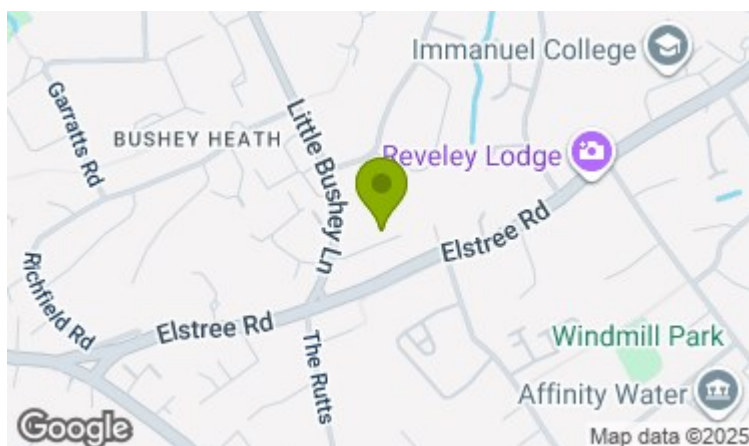
JW&Co Bushey Village  
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0208 950 3434  
bushey@jwandco.co.uk

**Reception Room**  
16'11" x 12' (4.88m'3.35m x 3.66m')

**Kitchen**  
11'10" x 10'11" (3.35m'3.05m x 3.05m'3.35m)

**Bedroom One**  
13'11" x 11'3" (3.96m'3.35m x 3.35m'0.91m)

**Bedroom Two**  
11'6" x 8'5" (3.35m'1.83m x 2.44m'1.52m)



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

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