

# Little Bushey Lane

Bushey, WD23 4RA



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

**jw**  
&Co.

Incorporating LANGLEYS



# Little Bushey Lane

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£925,000

- Character Detached House
- 26'9 lounge/dining room
- Kitchen/breakfast room
  - Family room
- Four double bedrooms
  - En suite bathroom
  - Family bathroom
  - Large rear garden
  - Detached garage
- Ample off-street parking







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JW & CO are delighted to offer this SUBSTANTIAL FOUR BEDROOM TWO BATHROOM DETACHED HOUSE situated in the highly desirable Little Bushey Lane and is located moments away from Bushey Heath High Road which benefits from an array of highly regarded restaurants, shops, café and public transport facilities. King George's Park and well-regarded schools are also within a short walk.

The accommodation comprises, entrance hall, downstairs WC, kitchen/breakfast room, 26'9 x 11'11 double aspect lounge/dining room and family room. The first floor comprises a double aspect principal bedroom with range of fitted wardrobes and En suite bathroom with separate shower, three further double bedrooms with fitted wardrobes and family bathroom. Outside the property has a large well maintained private rear garden off approx. 100' with patio area, detached garage and ample off-street parking for 3/4 cars.

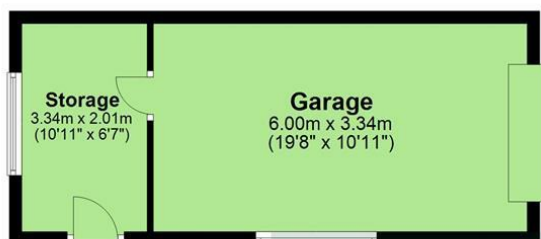




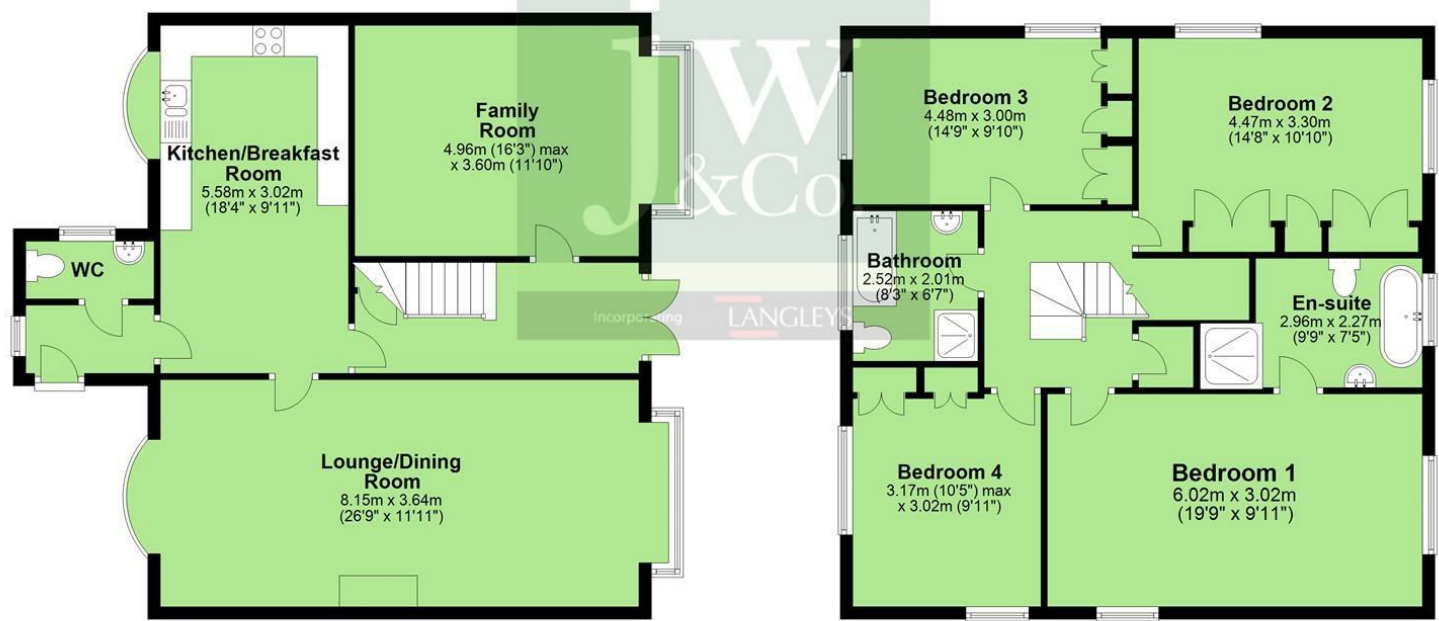


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### Ground Floor



### First Floor



**Kitchen/breakfast room**  
 18'4 x 9'11 (5.59m x 3.02m)

**Lounge/dining room**  
 26'9 x 11'11 (8.15m x 3.63m)

**Family room**  
 16'3 x 11'10 (4.95m x 3.61m)

**Bedroom One**  
 19'9 x 9'11 (6.02m x 3.02m)

**En suite bathroom**  
 9'9 x 7'5 (2.97m x 2.26m)

**Bedroom two**  
 14'8 x 10'10 (4.47m x 3.30m)

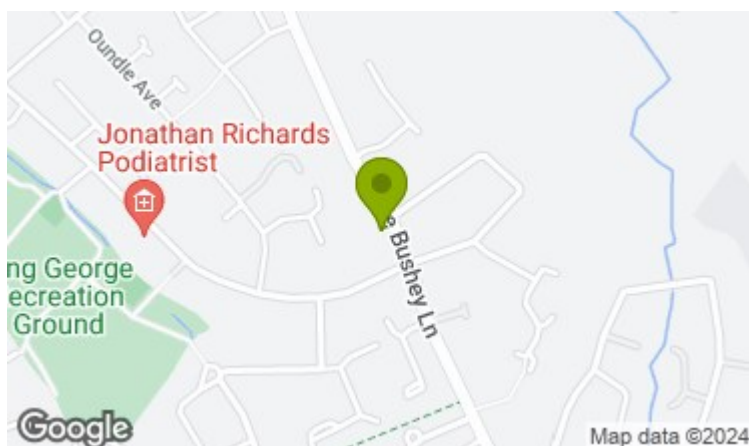
**Bedroom three**  
 14'9 into wardrobes x 9'10 (4.50m into wardrobes x 3.00m)

**Bedroom Four**  
 10'5 x 9'11 (3.18m x 3.02m)

**Bathroom**  
 8'3 x 6'7 (2.51m x 2.01m)

**Garage**  
 19'8 x 10'11 (5.99m x 3.33m)

**Store Room**  
 10'11 x 6'7 (3.33m x 2.01m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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