

Sparrows Herne

Bushey, WD23 1FU



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

Sparrows Herne

Bushey, WD23 1FU

£775,000

- Character House built mid 1500's
 - Shower room/WC
 - Sitting room
 - Kitchen/breakfast room
 - Three bedrooms
 - Bathroom
 - Large L shaped rear garden
 - Garage
 - Ample off street parking





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JW & CO are pleased to offer this SPACIOUS THREE BEDROOM GRADE II LISTED CHARACTER COTTAGE with an abundance of unspoiled original interior design features enhance this property's unique beauty, providing not only a tangible historical account, but offering the opportunity to experience a rare architectural past. Features include oak beam ceilings, slate flooring, working fireplaces and wooden latch doors.

The accommodation comprises of an entrance hall, downstairs WC, and shower room, sitting room with beamed ceiling, oak wood floor and open fireplace, kitchen/breakfast room with butler sink unit, space for range cooker and doors leading to the mature rear garden. The first floor comprises of a principal bedroom with beamed ceiling and wardrobes, two further bedrooms and family bathroom. Outside the property has a large L shaped rear garden of approximately 1/3rd acre with mature trees, single garage, and ample off-street parking via a shingled drive.

In addition, this character property is conveniently situated close to both Bushey Village and Bushey Heath with shopping and transport facilities, places of worship, schools, and cafes.

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + VAT per person applies for this service.



Approximate Gross Internal Area
 Ground Floor = 78.9 sq m / 849 sq ft
 First Floor = 67.4 sq m / 725 sq ft
 Garage = 10.9 sq m / 117 sq ft
 Total = 157.2 sq m / 1,691 sq ft



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Sitting room
 25'6" x 20' (7.77m x 6.10m)

Kitchen/breakfast room
 21'6" x 14'8" (6.55m x 4.47m)

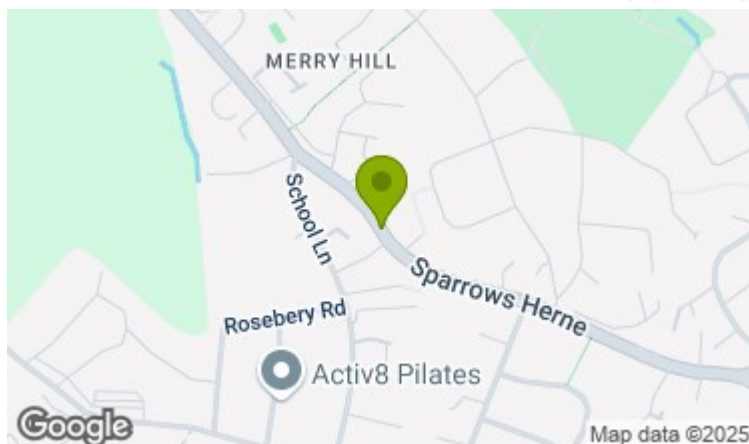
Bedroom One
 14'9" x 14' (4.50m x 4.27m)


Bedroom Two
 14'11" x 12'5" (4.55m x 3.78m)

Bedroom Three
 11'3" x 7'10" (3.43m x 2.39m)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		43
(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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