

# Finch Lane

Bushey, WD23 3AH



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

**jw**  
&Co.

Incorporating LANGLEYS

# Finch Lane

Bushey, WD23 3AH

£1,100,000

- Characterful Edwardian family home
  - Three reception rooms
    - Kitchen
    - Cloakroom
    - Store room
  - Versatile accomadation
- 2nd floor Self contained apartment
  - Secluded rear garden
  - Detached garage
  - No upper chain





# Finch Lane

Bushey, WD23 3AH

JW & Co are thrilled to offer this magnificent Edwardian semi-detached house, boasting many original character features that have been meticulously preserved over the years, creating a warm and inviting atmosphere. The property located in the heart of Bushey, and enjoys a picturesque setting opposite open fields, providing a serene and tranquil environment for residents. The house exudes the charm of the Edwardian era, and with its generous layout, the property offers boundless potential for reconfiguration, providing ample scope for prospective buyers to create their dream family home tailored to their specific needs and preferences.

The accommodation consists of a reception hall featuring an original staircase connecting all floors. The property includes a generously sized dining room with a bay window facing the front, a breakfast room with access to the kitchen, storeroom, guest WC and a spacious sitting room with large windows and a door to the tranquil rear garden. On the first floor, there are three bedrooms, along with a bathroom and a separate WC.

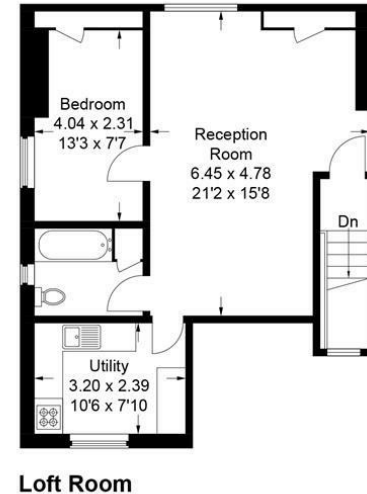
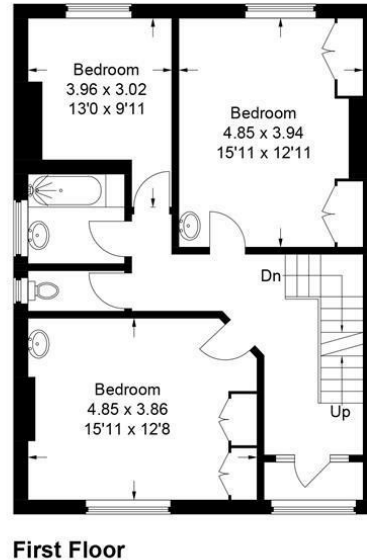
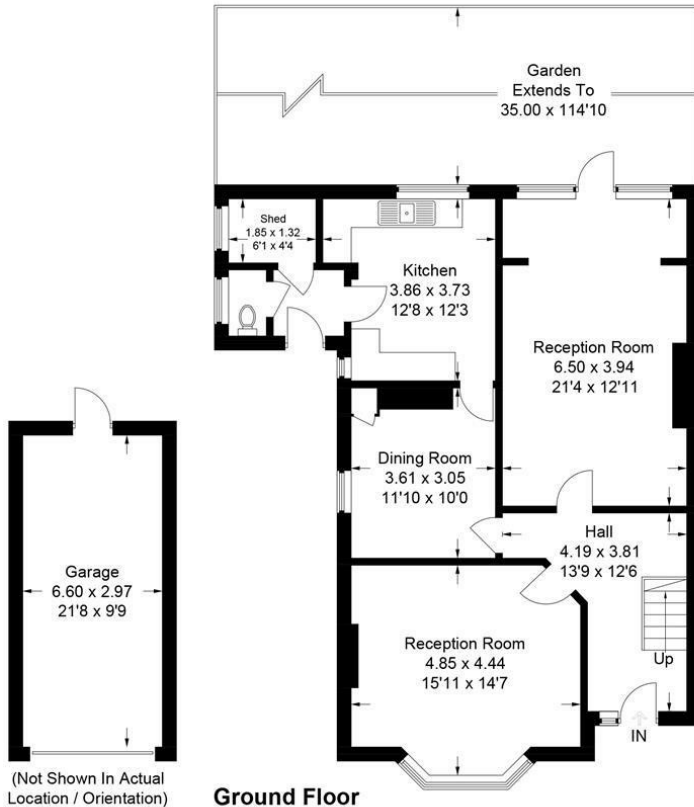
The second floor is currently configured as a self-contained apartment, complete with a lounge, a double bedroom, bathroom, and a kitchen. The property boasts several appealing exterior features that enhance its overall value and desirability. Notably, the expansive and private rear garden stands as a prominent highlight. This spacious outdoor area offers an abundance of room for various activities, ensuring both relaxation and recreation can be comfortably accommodated. A driveway and detached garage ensure ample parking space, adding to the convenience of the residence.



Approximate Gross Internal Area  
 Ground Floor = 89.9 sq m / 968 sq ft  
 First Floor = 72.4 sq m / 779 sq ft  
 Second Floor = 54.5 sq m / 587 sq ft  
 Garage = 19.9 sq m / 214 sq ft  
 Total = 236.7 sq m / 2,548 sq ft

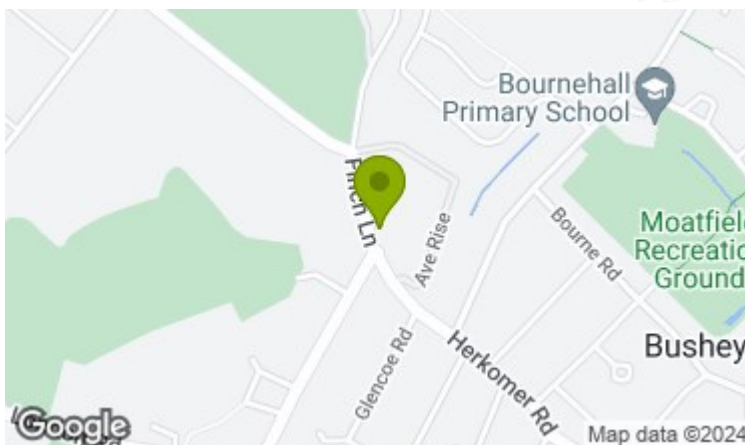


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- Sitting Room**  
21'4 x 12'11 (6.50m x 3.94m)
- Dining Room**  
15'11 into bay x 14'4 (4.85m into bay x 4.37m)
- Breakfast Room**  
11'10 x 10' (3.61m x 3.05m)
- Kitchen**  
12'8 x 12'3 (3.86m x 3.73m)
- Store Room**  
6'1 x 4'4 (1.85m x 1.32m)
- Bedroom One**  
15'11 x 12'11 (4.85m x 3.94m)
- Bedroom Two**  
15'11 x 12'8 (4.85m x 3.86m)
- Bedroom Three**  
13' x 9'11 (3.96m x 3.02m)
- Self contained apartment**
- Reception room**  
21'2 x 15'8 (6.45m x 4.78m)
- Kitchen**  
10'6 x 7'10 (3.20m x 2.39m)
- Bedroom**  
13'3 x 7'7 (4.04m x 2.31m)
- Garage**  
21'8 x 9'9 (6.60m x 2.97m)
- Rear garden**  
114 x 35' (34.75m x 10.67m)

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) <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			
			<b>81</b>
		<b>23</b>	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>81</b>
		<b>23</b>	
England & Wales		EU Directive 2002/91/EC	

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