

Finch Lane

Bushey, WD23 3AH



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Finch Lane

Bushey, WD23 3AH

£999,950

- 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.

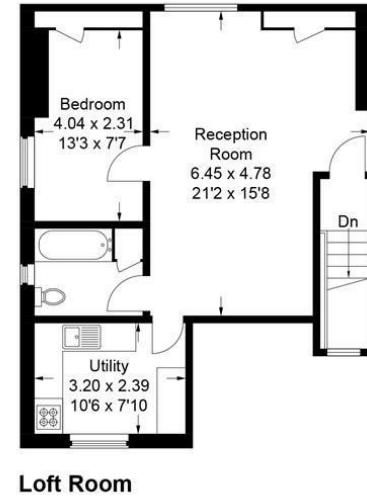
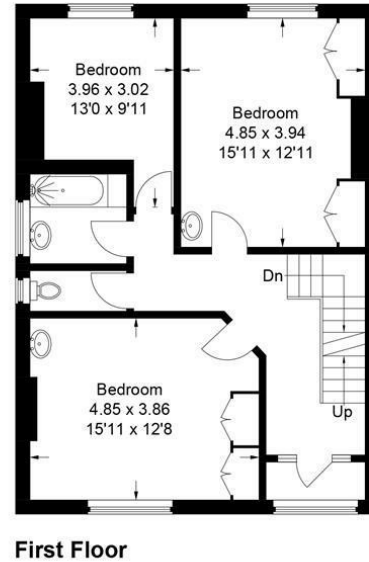
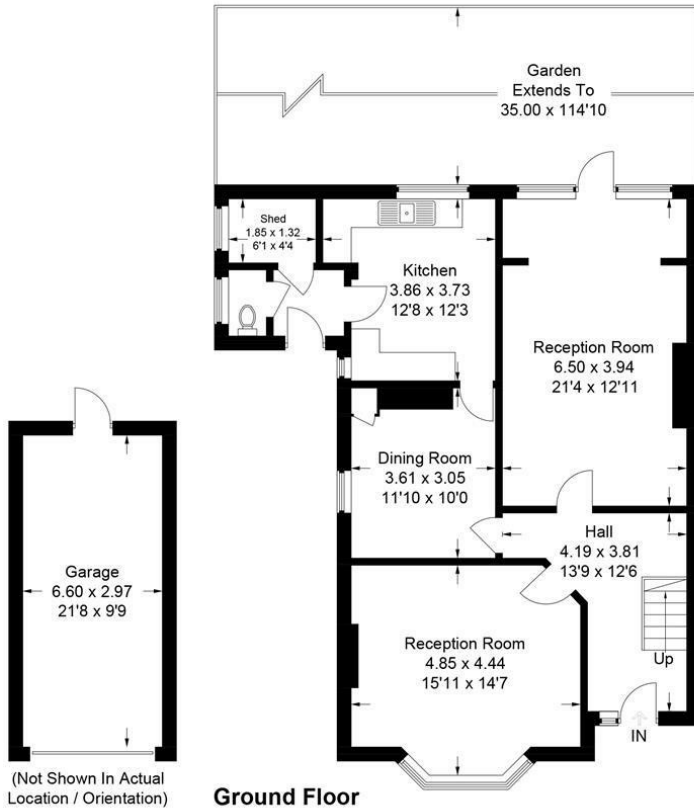
The second floor is currently configured as a self-contained apartment, complete with a lounge, a double bedroom, bathroom, and a kitchen. The property boasts several appealing exterior features that enhance its overall value and desirability. Notably, the expansive and private rear garden stands as 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

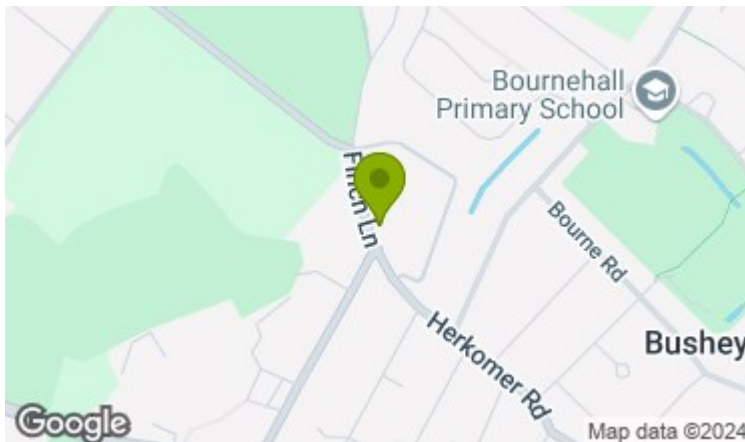


JW&Co Bushey Village
 80 High Street, Bushey Village, Hertfordshire, WD23 3HD
 0208 950 3434
 bushey@jwandco.co.uk



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.
 © CJ Property Marketing Ltd Produced for JW & Co

- 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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.