

Bournehall Lane

Bushey, WD23 3NQ



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.
Incorporating LANGLEYS

Bournehall Lane

Bushey, WD23 3NQ

£799,950

- Detached House in popular location
 - Cloakroom
 - Lounge
 - Dining room
 - Kitchen
- Four double Bedrooms
- Shower cubicle off main bedroom and family Bathroom
 - Attractive rear garden approx 70'
- Integral garage and off street parking
 - No upper chain





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JW & Co are excited to introduce this spacious **FOUR BEDROOM DETACHED HOUSE** located in the heart of Bushey Village. This prime location provides easy access to local amenities and excellent transport facilities.

The layout of the property is well-thought-out. As you enter, you're greeted by an inviting entrance hall with a convenient downstairs WC. The ground floor features a comfortable lounge with doors that open to the delightful rear garden, a spacious dining room, and a well-equipped kitchen with access to the side.

Moving to the first floor, you'll discover four generously sized double bedrooms. The principal bedroom comes with the added convenience of an en-suite shower. Completing the first-floor layout is a well-appointed family bathroom.

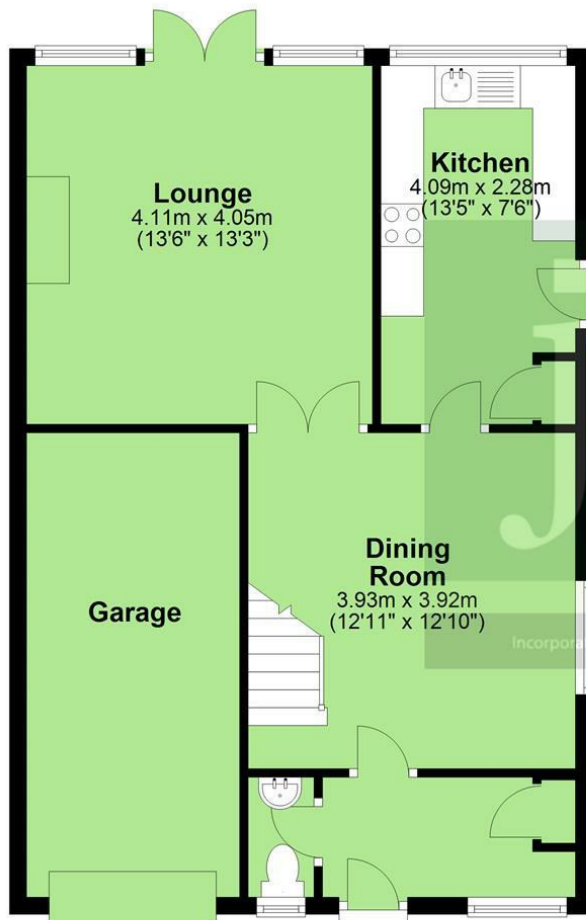
The property offers an outdoor oasis with a magnificent mature rear garden adorned with fruit trees. The garden is primarily laid to lawn and features a paved patio area, perfect for outdoor leisure and entertainment.

For your convenience, there is an integrated single garage at the front of the property, complemented by a driveway that provides ample off-street parking. This home offers a perfect blend of space, comfort, and convenience, making it an ideal choice for those seeking a charming residence in Bushey Village.



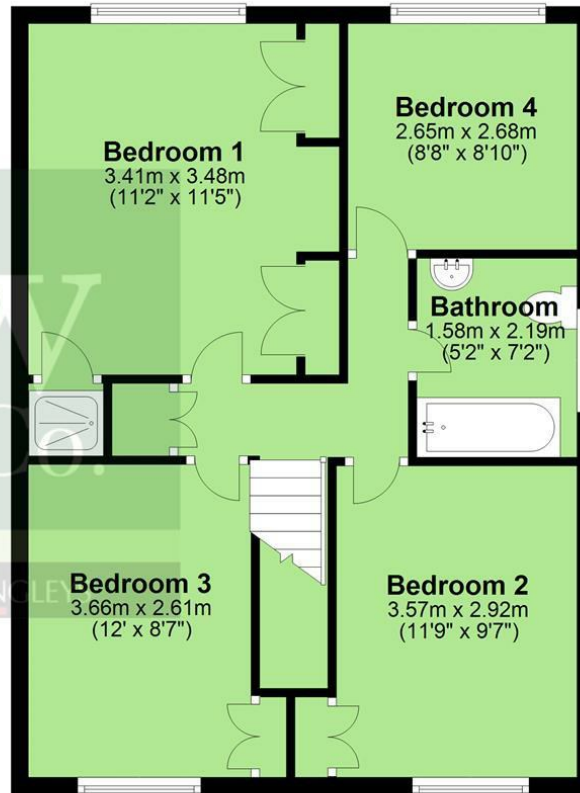
Ground Floor

Approx. 62.5 sq. metres (673.1 sq. feet)



First Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



JW&Co Bushey Village

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Lounge

13'6" x 13'3" (4.11m x 4.04m)

Dining room

12'11" x 12'10" (3.94m x 3.91m)

Kitchen

13'5" x 7'6" (4.09m x 2.29m)

Bedroom One

Bedroom Two

11'9" x 9'7" (3.58m x 2.92m)

Bedroom Three

12' x 8'7" (3.66m x 2.62m)

Bedroom Four

8'10" x 8'8" (2.69m x 2.64m)

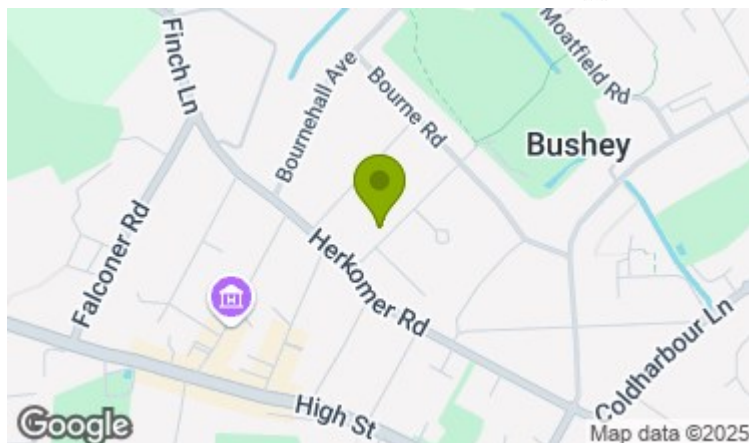
Bathroom

7'2" x 5'2" (2.18m x 1.57m)

Rear Garden

approx 70' (approx 21.34m)

Total area: approx. 120.0 sq. metres (1291.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		63
(55-68) D		
(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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