

# Little Bushey Lane

Bushey, WD23 4SE



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS



# Little Bushey Lane

Bushey, WD23 4SE

£699,950

- Modern Detached House
- Kitchen/breakfast room
  - Cloakroom
  - Utility room
  - Sitting room
  - Conservatory
- Three bedrooms
  - Bathroom
- Attractive rear garden
- Ample off street parking







# Little Bushey Lane

Bushey, WD23 4SE

JW & Co proudly presents this immaculately presented THREE BEDROOM DETACHED FAMILY HOME, ideally located on Little Bushey Lane. This prime location offers convenient access to local primary and secondary schools, seamless transportation options and a range of shopping facilities.

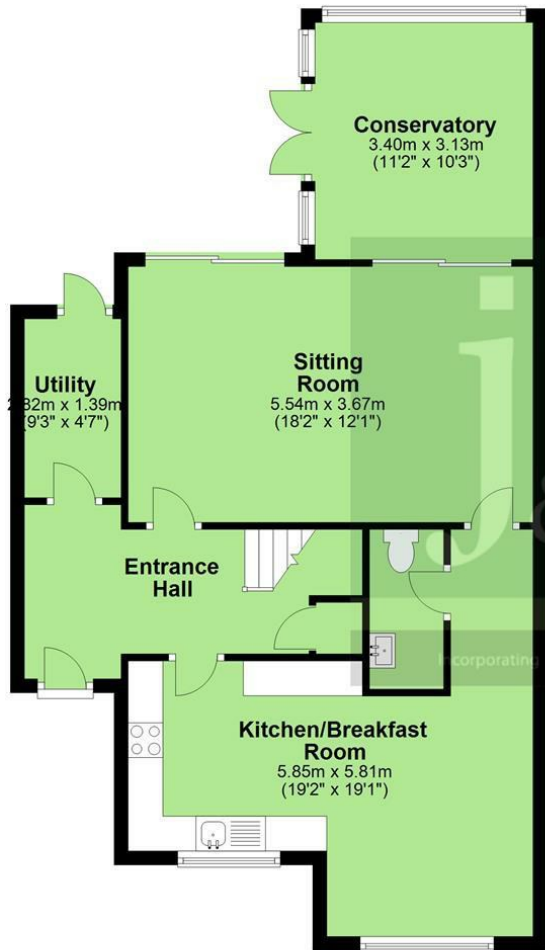
The property has been well maintained by the current owners and offers a modern and bright living accommodation. The spacious sitting room stands as a testament to this, providing a panorama of the meticulously landscaped rear garden. The seamless connection to the outdoors is facilitated by sliding doors that lead to a charming conservatory, enhancing the sense of space and tranquility. At the forefront of the property, a contemporary kitchen/breakfast room awaits, adorned with sleek white high gloss wall and base units that seamlessly integrate with top-of-the-line appliances. The ground floor layout is thoughtfully completed with a cloakroom and a separate utility room, enhancing both convenience and practicality. Ascending to the first floor, three generously proportioned double bedrooms await, each exuding comfort and tranquility. Complementing these living quarters is a spacious four-piece bathroom, adorned with modern fittings that provide both comfort and style.

The exterior of the property boasts a well-designed garden that has been meticulously crafted to perfection. A vast composite decking area sets the stage for outdoor entertainment and relaxation, seamlessly transitioning to a low-maintenance artificial lawn, exemplifying charm, and practicality. The front of the property features a block paved driveway, providing effortless parking facilities.

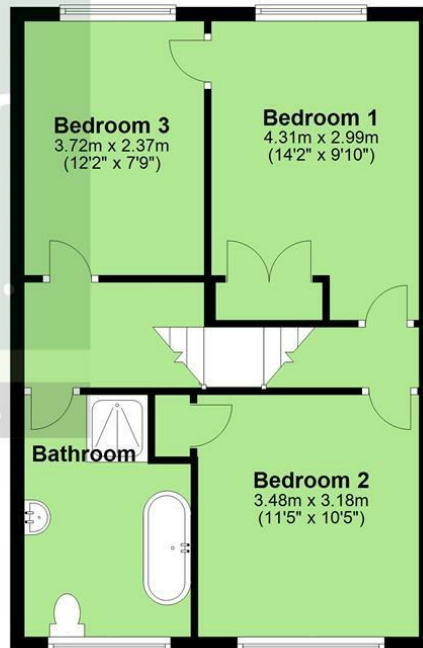




**Ground Floor**



**First Floor**



Total area: approx. 96 sq. metres ( 1033.3 sq. feet)



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**Sitting room**  
18'2 x 12'1 (5.54m x 3.68m)

**Conservatory**  
11'2 x 10'3 (3.40m x 3.12m)

**Kitchen/breakfast room**  
19'2 max x 19'1 (5.84m max x 5.82m)

**Utility room**  
9'3 x 4'7 (2.82m x 1.40m)

**Bedroom One**  
14'2 x 9'10 (4.32m x 3.00m)

**Bedroom two**  
11'5 x 10'5 (3.48m x 3.18m)

**Bedroom Three**  
12'2 x 7'9 (3.71m x 2.36m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		63	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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>			82
(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			
England & Wales		EU Directive 2002/91/EC	

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