

The Squirrels

Bushey, WD23 4RT



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

The Squirrels

Bushey, WD23 4RT

Offers In Excess Of £685,000

- Well presented Semi detached house in popular location.
 - Entrance Hall
 - Downstairs WC
- Lounge/dining room with doors to rear garden
 - Kitchen/breakfast room
 - Family Room
 - Four double bedrooms
 - Family bathroom
- South East facing rear garden
- Detached single garage to rear and off street parking to front





The Squirrels

Bushey, WD23 4RT

JW & Co are delighted to present this FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME ideally nestled in a sought-after cul-de-sac adjacent to Little Bushey Lane. This remarkable home enjoys a privileged location with seamless access to local schools, transportation links, and diverse shopping amenities. Boasting a timeless design, the property emanates a classic charm complemented by a well-maintained interior that exudes warmth and comfort. Abundant natural light filters through the large windows, creating a luminous and inviting ambiance throughout.

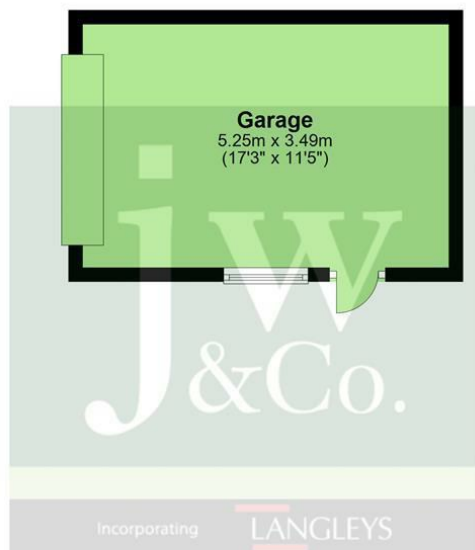
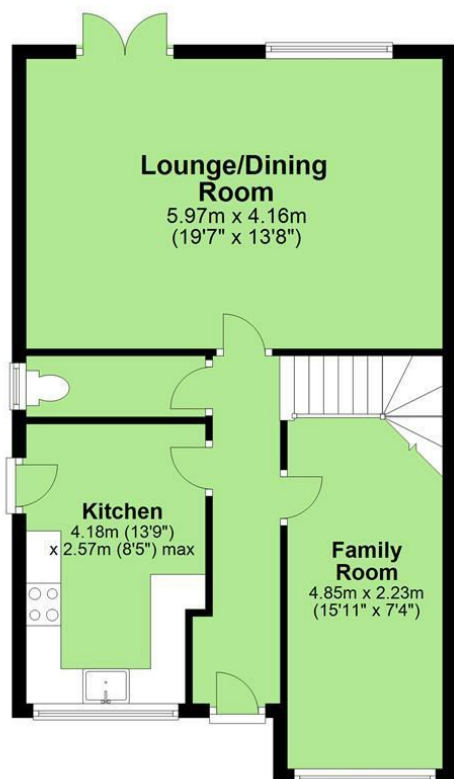
The layout comprises an entrance hall leading to a cloakroom with underfloor heating, a spacious lounge/dining room with hardwood flooring and double doors opening onto the rear garden, a modern kitchen with marble tiled floor and granite countertops, and a flexible family room (formerly a garage), seamlessly combining practicality and style. Moving to the first floor, you'll find a generously sized master bedroom, three additional bedrooms, and a family bathroom.

Outside, the property boasts off-street parking, a secluded South East facing garden spanning approximately 40' and a detached single garage at the rear.



Ground Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



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

Lounge/dining room
19'7" x 13'8" (5.97m x 4.17m)

Kitchen/breakfast room
13'9" x 8'2" (4.19m x 2.49m)

Family room
15'11" x 7'5" (4.85m x 2.26m)

Bedroom One
13'11" x 9'9" (4.24m x 2.97m)

Bedroom Two
13'11" x 9'3" (4.24m x 2.82m)

Bedroom three
10'7" x 9'9" (3.23m x 2.97m)

Bedroom Four
10'9" x 9'6" (3.28m x 2.90m)

Bathroom
6'8" x 6'2" (2.03m x 1.88m)

Detached Single Garage
17'3" x 11'5" (5.26m x 3.48m)

Total area: approx. 111.6 sq. metres (1200.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
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.