

Ivinghoe Road

Bushey, WD23 4SW



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

Ivinghoe Road

Bushey, WD23 4SW

£549,950

- Modern Terraced House
 - Cloakroom
 - Study
- Kitchen/breakfast room
 - Lounge/dining room
- Three double bedrooms
 - Bathroom
 - Separate WC
 - Rear garden
- Detached single garage with driveway to rear





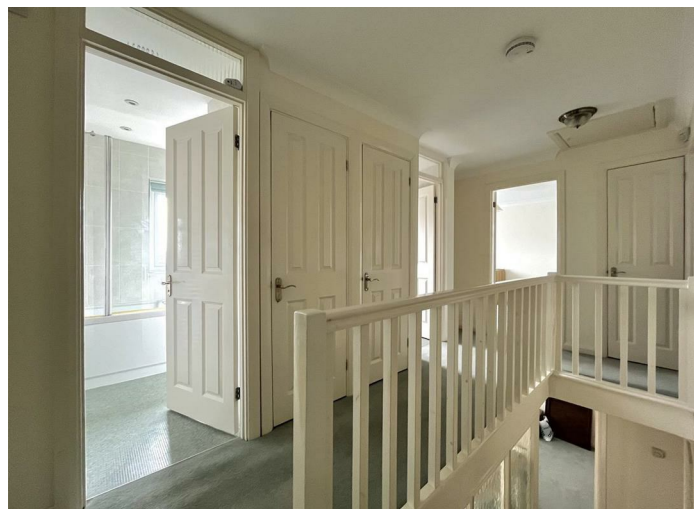
Ivinghoe Road

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JW & Co proudly presents this charming THREE BEDROOM TERRACED HOUSE nestled within the highly sought-after 'Four Tubs development'. Residents enjoy exclusive access to communal amenities including an outdoor swimming pool and indoor squash court with membership. Conveniently situated within close proximity to Bushey Heath, offering a plethora of shopping, recreational, and transportation options.

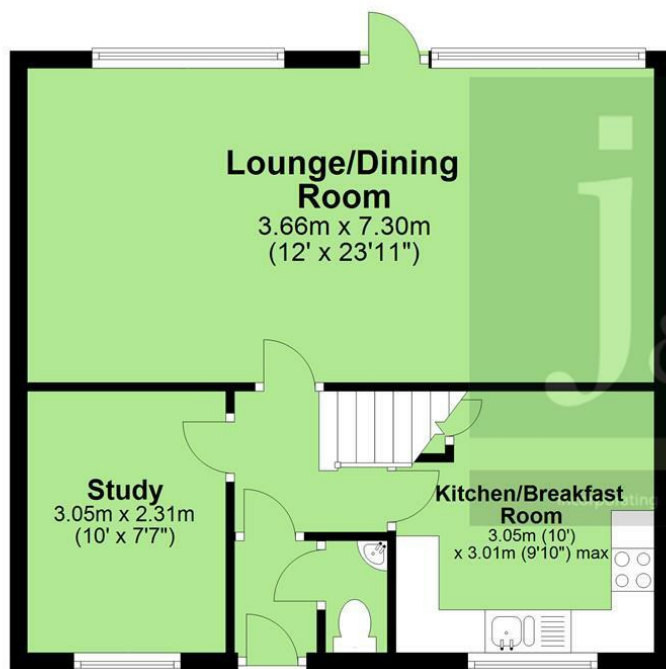
The ground floor features a study and a convenient downstairs WC, along with a front-facing kitchen/breakfast room and a spacious open-plan lounge/dining area leading to the impeccably maintained garden through patio doors. Ascend the stairs to the first floor, where you'll find a luminous principal bedroom complete with built-in wardrobes, two additional double bedrooms, a bathroom, and a separate WC.

Outside, the rear garden boasts meticulous upkeep and a charming patio area ideal for alfresco dining. Completing the property is a single garage accessed at the rear with driveway.



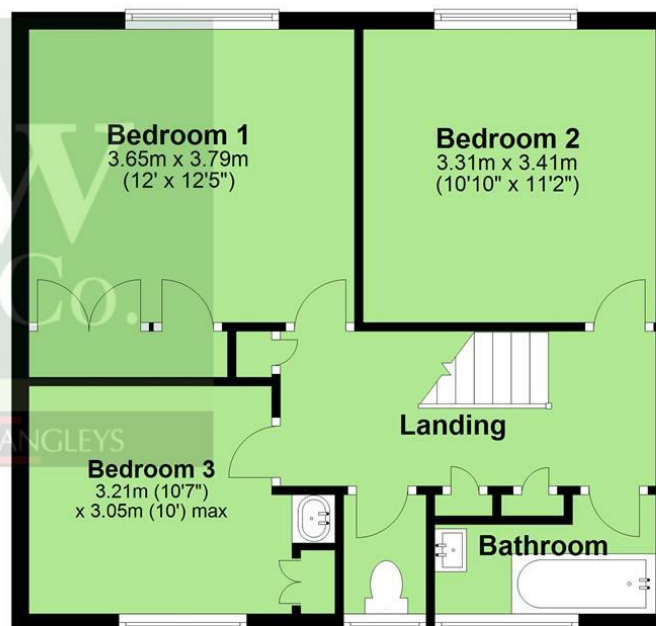
Ground Floor

Approx. 49.7 sq. metres (534.6 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



JW&Co Bushey Village
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Lounge/dining room
23'11" x 12' (7.29m x 3.66m)

Study
10' x 7'7" (3.05m x 2.31m)

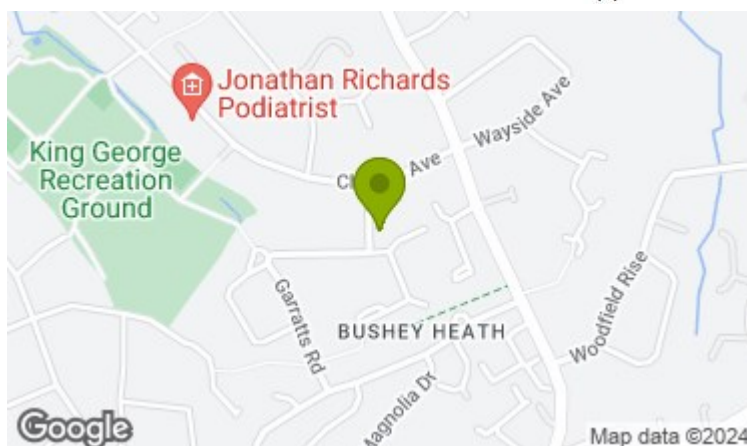
Kitchen/breakfast room
10' x 9'10" (3.05m x 3.00m)

Bedroom One
12'5" x 12' (3.78m x 3.66m)

Bedroom Two
11'2" x 10'10" (3.40m x 3.30m)

Bedroom three
10'7" x 10' (3.23m x 3.05m)

Total area: approx. 97.7 sq. metres (1051.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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