

Windmill Lane

Bushey Heath, WD23 1NG



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Windmill Lane

Bushey Heath, WD23 1NG

£975,000

- Well presented detached house in the heart of Bushey heath
 - Three reception rooms
 - Kitchen/breakfast room
 - Utility room
 - Cloakroom
 - Three double bedrooms
- Family bathroom and separate WC
- Well mantianed rear garden off approx 90'
 - Home office/Gym
- Ample off street parking to front.





Windmill Lane

Bushey Heath, WD23 1NG

JW & Co are pleased to offer this charming and tastefully designed THREE BEDROOM DETACHED HOUSE available for sale in the sought-after location of Windmill Lane, Bushey Heath. This well-presented residence boasts three generous sized bedrooms and three reception rooms offering comfortable living spaces for its occupants. Due to the generous size plot the property offers potential for an extension or a loft conversion, subject to the usual planning consents.

Upon entering the house, you are welcomed by an inviting entrance hall. To the front, doors lead to a spacious triple-aspect dining room and snug, offering a cosy retreat for quality time with loved ones. At the rear of the property, the sitting room features patio doors that open to the garden, allowing natural light to flood the space. Completing the ground floor is a generous modern kitchen, providing a functional and well-equipped space for culinary endeavours, along with a separate utility room and a downstairs cloakroom. Moving to the first floor, you will find the principal bedroom with a range of wardrobes. Two additional double bedrooms are also located on this floor, providing ample space for family members or guests. A well-appointed family bathroom with a panel bath and separate shower serves the bedrooms, along with a separate WC for added convenience.

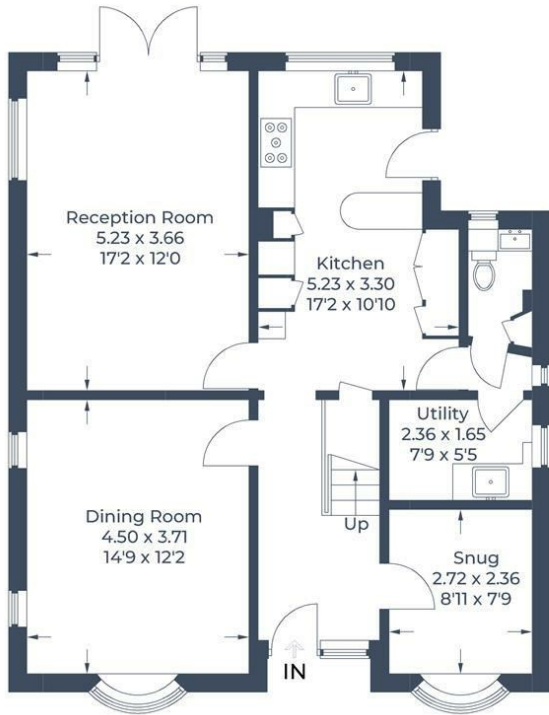
Outside, the property features a delightful and secluded rear garden of approximately 90', providing a private sanctuary for outdoor activities and relaxation. At the rear of the garden is a self-contained office with power and lighting, ideal for use as a home office or gym. To the front of the house, a shingle drive offers ample off-street parking, ensuring ease and convenience for both homeowners and visitors.



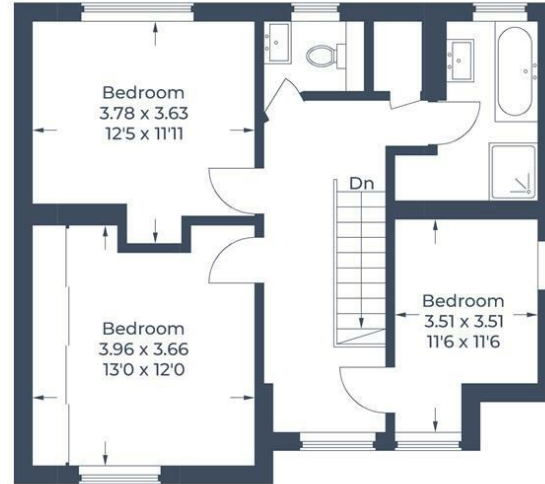
Approximate Gross Internal Area
 Ground Floor = 76.7 sq m / 825 sq ft
 First Floor = 57.0 sq m / 613 sq ft
 Outbuilding = 12.0 sq m / 129 sq ft
 Total = 145.7 sq m / 1,567 sq ft



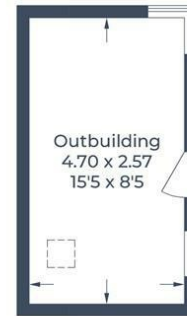
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Lounge
 17'2 x 12' (5.23m x 3.66m)

Dining room
 14'9 x 12'2 (4.50m x 3.71m)

Snug
 8'11 x 7'9 (2.72m x 2.36m)

Kitchen/breakfast room
 17'2 x 10'10 (5.23m x 3.30m)

Utility room
 7'9 x 5'5 (2.36m x 1.65m)

Bedroom One
 13' x 12' (3.96m x 3.66m)

Bedroom Two
 12'5 x 11'11 (3.78m x 3.63m)

Bedroom three
 11'6 x 11'6 (3.51m x 3.51m)

Outbuilding
 15'5 x 8'5 (4.70m x 2.57m)

Rear garden
 approx 90' (approx 27.43m)



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		
	72	82
England & Wales	EU Directive 2002/91/EC	

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