

Wren Crescent

Bushey Heath, WD23 1AN



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Wren Crescent

Bushey Heath, WD23 1AN

£995,000

- Spacious detached house in popular location
 - Entrance porch
 - Open plan reception/dining room
 - Study
 - Kitchen
 - Breakfast room
 - Four double bedrooms
 - Two bathrooms
 - Secluded rear garden
- Ample off street parking and large integral garage





Wren Crescent

Bushey Heath, WD23 1AN

JW&Co are delighted to bring to market this extended four-bedroom, two-bathroom detached family home. Nestled in the sought-after 'Birds Estate' off Merry Hill Road, this generously sized house offers a spacious retreat within easy reach of Bushey Heath's amenities, including shops, bus services, nature walks, churches, and a synagogue.

The accommodation comprises an entrance porch and entrance hall with the convenience of a ground floor cloakroom. At the front of the property is a spacious L-shaped lounge/dining room opening to a study. At the rear, there is a fitted kitchen with a range of wall and base units, and a separate dining room with views of the rear garden. On the first floor, there are four generously sized double bedrooms, along with a shower room and a bathroom (in need of refitting).

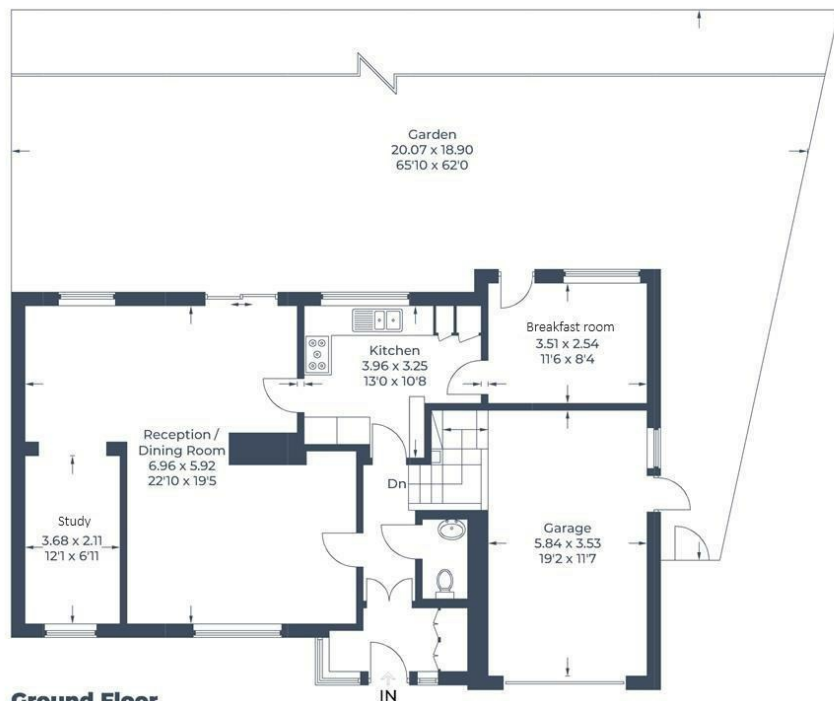
Outside, there is a secluded rear garden with a large patio area and a door to an integral single garage. In addition, the property comes with parking space for multiple vehicles, providing ease and convenience for those with a car. Whether you're looking for a family home or a place to host gatherings, this house on Wren Crescent is sure to meet your needs.



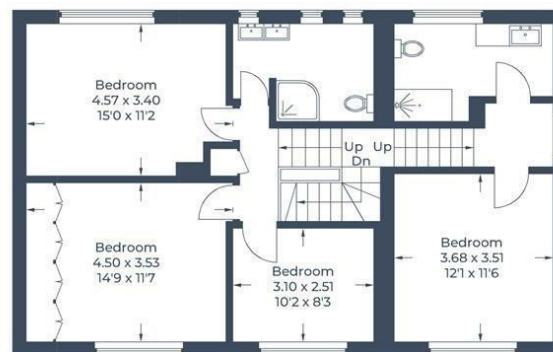


JW&Co Bushey Village
 80 High Street, Bushey Village, Hertfordshire, WD23 3HD
 0208 950 3434
 bushey@jwandco.co.uk

Approximate Gross Internal Area
 Ground Floor = 106.0 sq m / 1,141 sq ft
 (Including Garage)
 First Floor = 81.2 sq m / 874 sq ft
 Total = 187.2 sq m / 2,015 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for JW & Co

Open plan reception/dining room
 22'10" x 19'5" (6.96m x 5.92m)

Office
 12'1" x 6'11" (3.68m x 2.11m)

Breakfast room
 11'6" x 8'4" (3.51m x 2.54m)

Kitchen
 13' x 10'8" (3.96m x 3.25m)

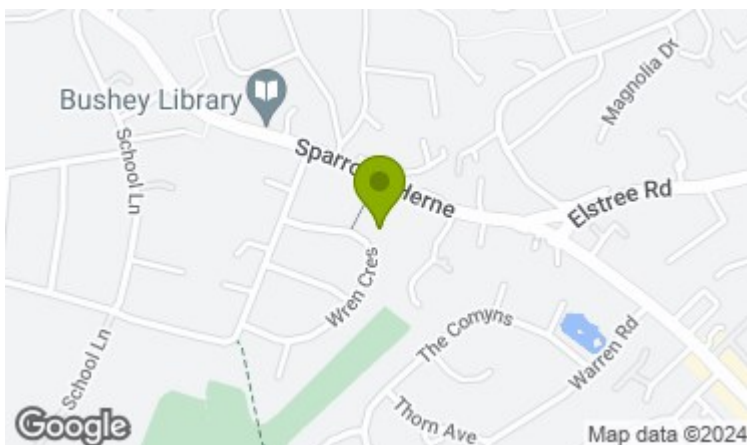
Bedroom One
 14'9" x 11'7" (4.50m x 3.53m)

Bedroom Two
 15' x 11'2" (4.57m x 3.40m)

Bedroom Three
 12'1" x 11'6" (3.68m x 3.51m)

Bedroom Four
 10'2" x 8'3" (3.10m x 2.51m)

Large single garage
 19'2" x 11'7" (5.84m x 3.53m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.