

Wren Crescent

Bushey Heath, WD23 1AN



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

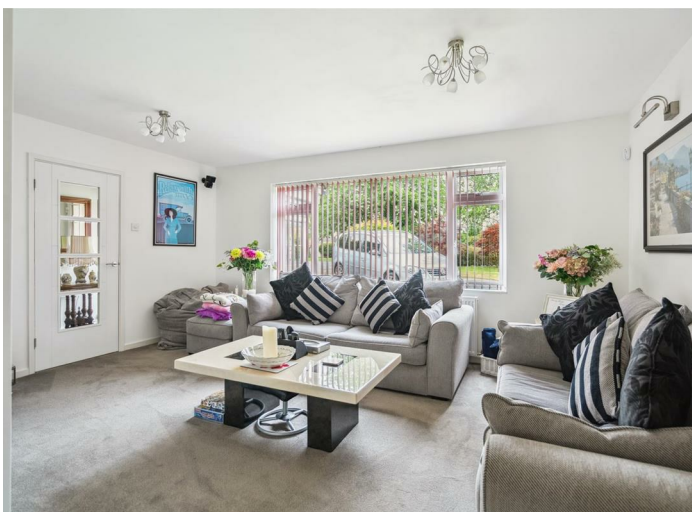
incorporating LANGLEYS

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£975,000

- 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





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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.

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 + VAT per person applies for this service.





JW&Co Bushey Village
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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

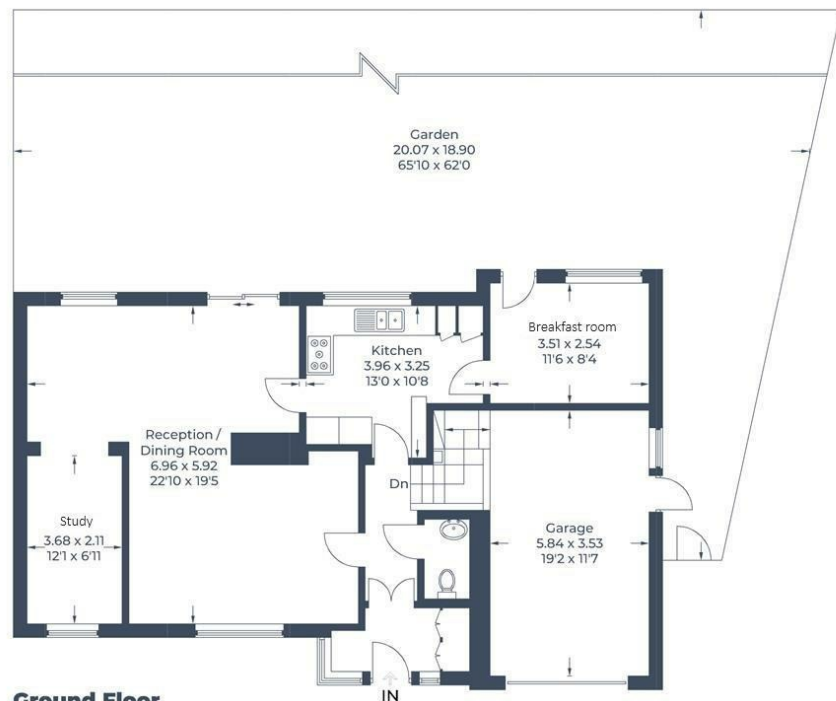


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Open plan reception/dining room
22'10 x 19'5 (6.96m x 5.92m)

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)

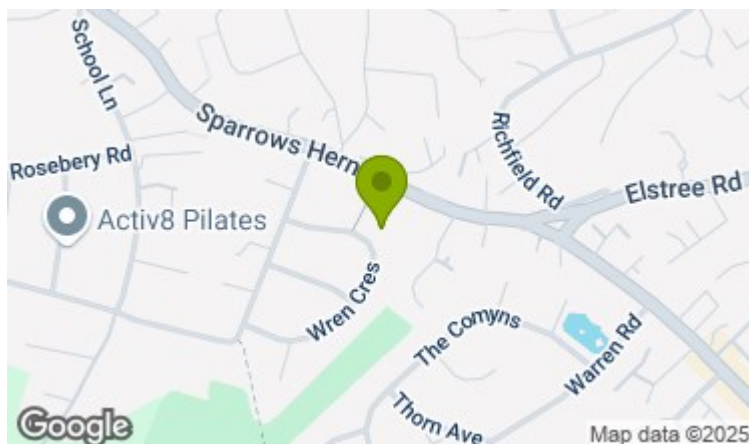
Bedroom One
14'9 x 11'7 (4.50m x 3.53m)

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	

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