

Windmill Lane

Bushey Heath, WD23 1NE



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Windmill Lane

Bushey Heath, WD23 1NE

Offers In Excess Of £660,000

- Beautifully presented Semi detached home
 - Lounge/dining room
 - Fitted Kitchen
- Principal bedroom with en suite shower room
 - Three further bedrooms
 - Bathroom
 - Secluded rear garden
- Garage approached via a shared driveway





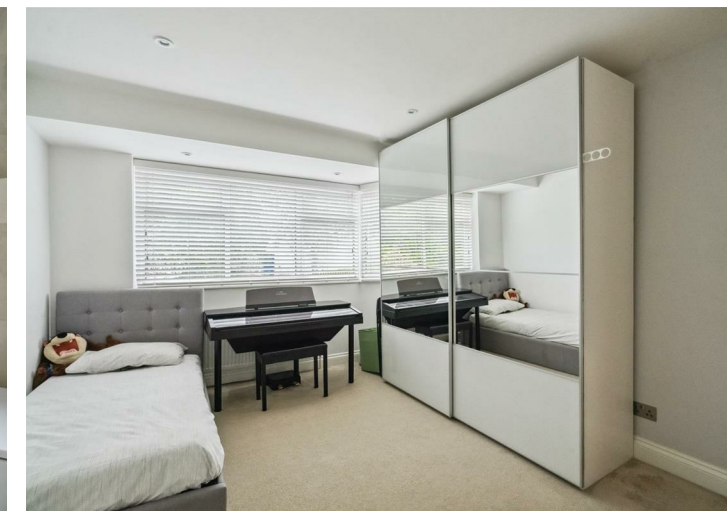
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Bushey Heath, WD23 1NE

JW & CO are pleased to offer this well presented FOUR BEDROOM TWO BATHROOM SEMI DETACHED HOUSE Ideally located on a sought-after road in the heart of Bushey Heath, this residence offers unparalleled convenience. It is close to a wide array of local amenities, including shops, restaurants, places of worship, and esteemed primary and secondary schools. Excellent transport links further enhance the accessibility of this prime location.

This charming residence welcomes you with a sitting room to front, where a feature fireplace provides a warm focal point, and a large bay window bathes the space in natural light. The sitting room seamlessly flows into a spacious dining room, perfect for entertaining, with double doors that open to the rear garden. Adjacent, you'll find a well-appointed fitted kitchen, complete with a convenient breakfast bar for casual dining. Ascend to the first floor to discover three generously sized bedrooms, each offering comfort and ample storage. A stylish family bathroom serves this level, ensuring practicality and ease. The journey continues as stairs lead you to the principal bedroom, a private retreat featuring a modern shower room. This top-floor sanctuary promises tranquility and luxury, making it the perfect place to unwind after a long day.

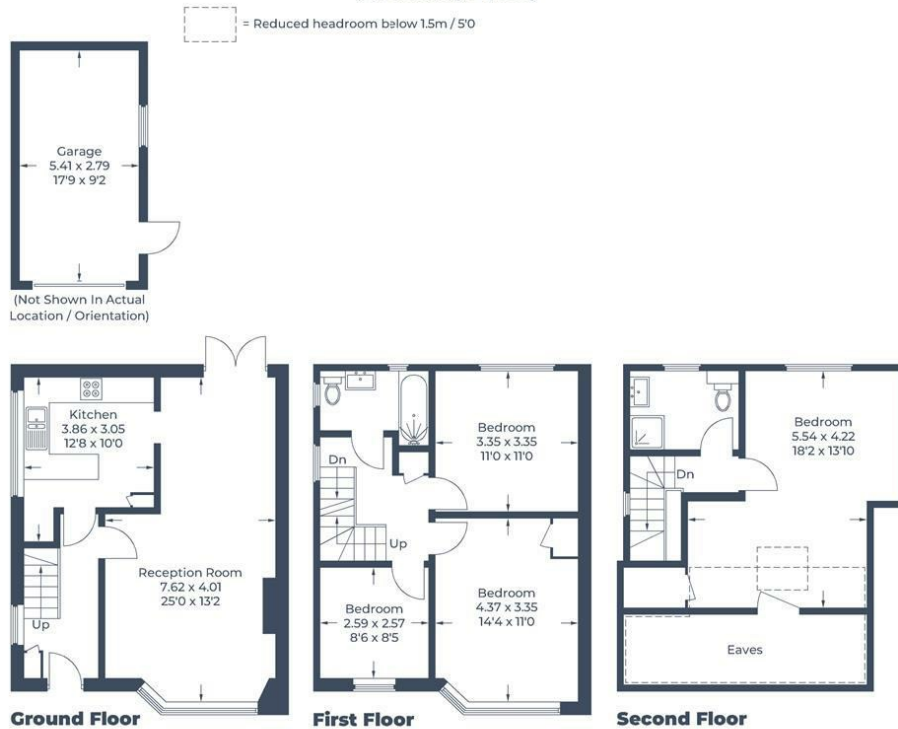
Outside the property benefits from a secluded rear garden, a single garage approached via a shared driveway.



Approximate Gross Internal Area
 Ground Floor = 43.5 sq m / 468 sq ft
 First Floor = 45.1 sq m / 485 sq ft
 Second Floor = 33.4 sq m / 359 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 137.1 sq m / 1,474 sq ft
 (Excluding Eaves)



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Lounge/dining room
 25' x 13'2 (7.62m x 4.01m)

Kitchen
 12'8 x 10 (3.86m x 3.05m)

Bedroom One
 18'2 max x 13'10 (5.54m max x 4.22m)

Bedroom Two
 14'4 x 11' (4.37m x 3.35m)

Bedroom three
 11' x 11' (3.35m x 3.35m)

Bedroom Four
 8'6 x 8'5 (2.59m x 2.57m)

Garage
 17'9 x 9'2 (5.41m x 2.79m)

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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	83
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.