

# 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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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.

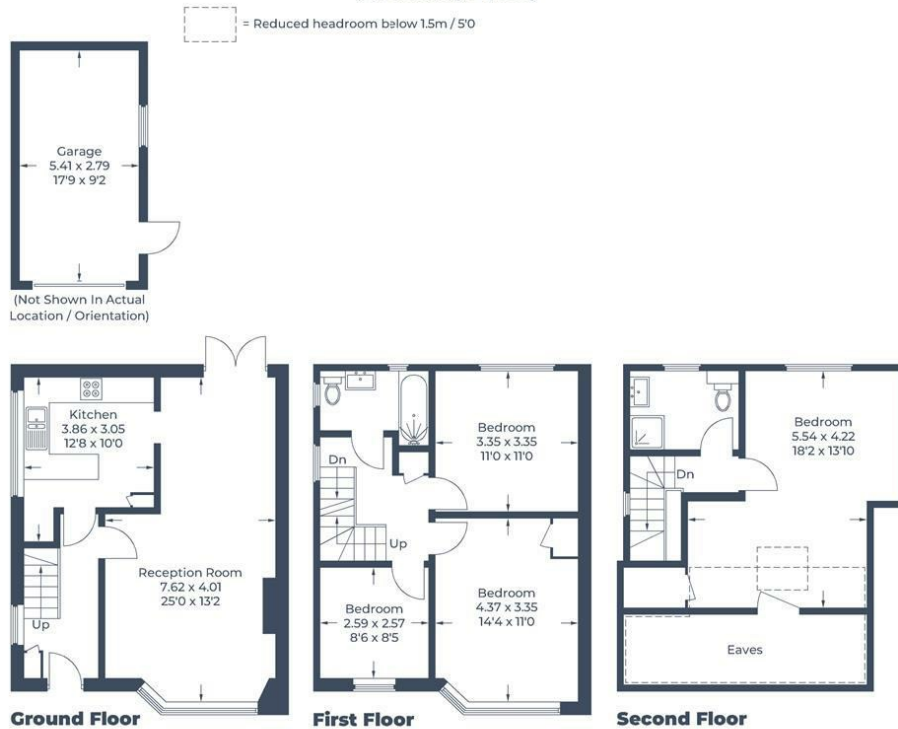
Outside the property benefits from a secluded rear garden, a single garage approached via a shared driveway.



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)

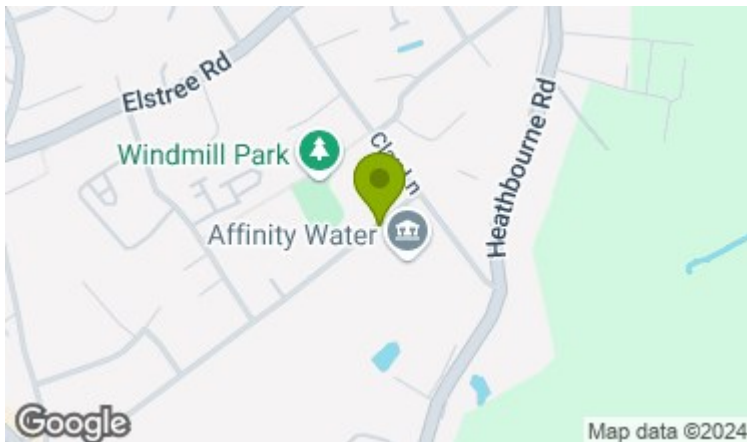
**Bedroom Two**  
 14'4 x 11' (4.37m x 3.35m)

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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