

# Claybury

Bushey, WD23 1FS



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS

# Claybury

Bushey, WD23 1FS

No Onward Chain £450,000

- Terrace House
- Three bedrooms
  - Cloakroom
  - Lounge
- Dining room
- Bathroom
- Rear garden
- Gas fired central heating
- Garage in block





# Claybury

Bushey, WD23 IFS

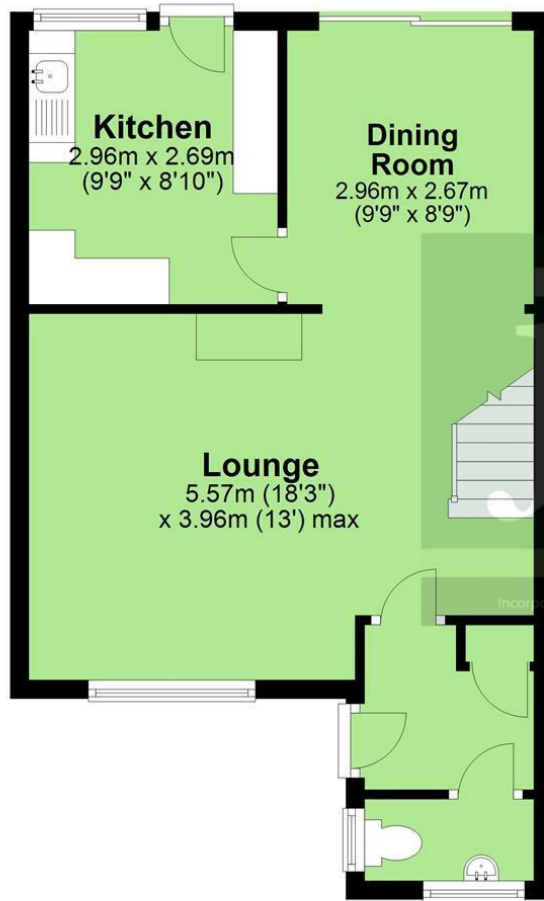
JW & Co are pleased to present an opportunity to acquire this contemporary three-bedroom terrace home, ideally located in a quiet cul-de-sac. The property is conveniently positioned within 0.75 mile from the High Road in Bushey Heath, offering easy access to various amenities such as shops, bus services, churches, and a synagogue. For commuters, fast and efficient transport links to London (Euston) are readily available from Bushey Station, while the nearby Stanmore Station provides direct access to Central London via the Jubilee Line.

Upon entering the property, you are greeted by an inviting entrance hall, which leads to a guest cloakroom, a spacious lounge, a dining room, and a well-appointed fitted kitchen (white goods included). Moving to the first floor, you will find two generously sized double bedrooms and a single bedroom, family bathroom, ensuring ample space for comfortable living.

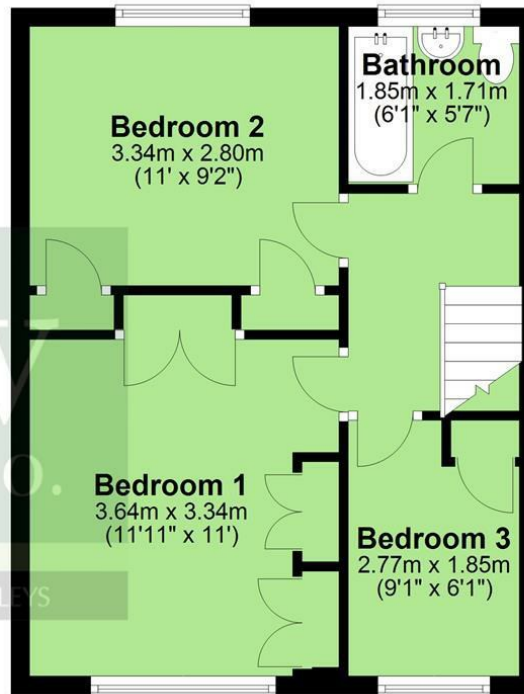
Outside, the property boasts a delightful garden, offering a peaceful retreat to unwind and enjoy outdoor activities. Additionally, ample off-street parking is provided at the front of the property, further enhancing convenience for residents. Furthermore, a garage is available in the nearby block, providing secure parking or additional storage space



## Ground Floor



## First Floor



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

**Lounge**  
18'3" x 13' (5.56m x 3.96m)

**Dining room**  
9'9" x 8'9" (2.97m x 2.67m)

**Kitchen**  
9'9" x 8'10" (2.97m x 2.69m)

**Bedroom One**  
11'11" x 11' (3.63m x 3.35m)

**Bedroom Two**  
11' x 9'2" (3.35m x 2.79m)

**Bedroom three**  
9'1" x 6'1" (2.77m x 1.85m)

**Bathroom**  
6'1" x 5'7" (1.85m x 1.70m)

Total area: approx. 83 sq. metres ( 893.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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