

Vernon Road

Bushey, WD23 2JL



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

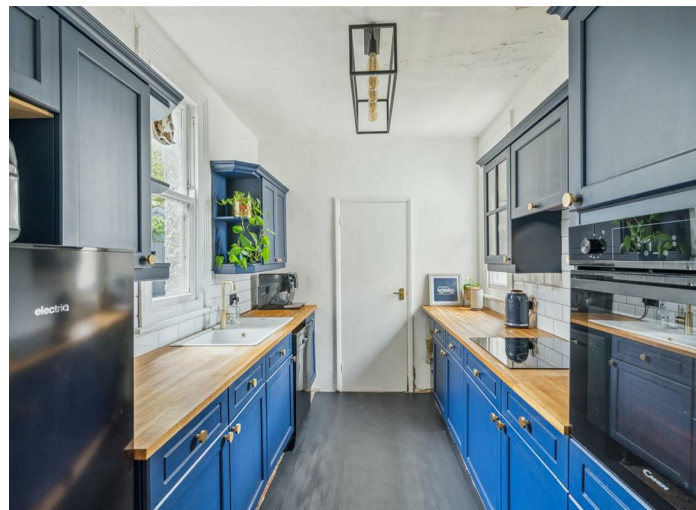
Incorporating LANGLEYS

Vernon Road

Bushey, WD23 2JL

£795,000

- Stunning Edwardian terrace house
 - Sitting room
 - Dining room
 - Breakfast room
- Kitchen with planning permission for rear extension
 - Four bedrooms
 - Two bathroom
- Secluded rear garden
- Off street parking
- Viewing highly recommended





Vernon Road

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JW & CO proudly presents this impeccably maintained Edwardian terraced house on Vernon Road. Boasting four bedrooms and two bathrooms, this home seamlessly blends contemporary elegance with period charm.

Spanning three floors, the residence welcomes you with a spacious 16' entrance hall featuring an ornate staircase providing access to all levels. The ground floor includes a sitting room with a striking fireplace, wood strip flooring, and double doors leading to the rear garden. A spacious dining room with a fireplace and large front window complements the ground floor layout, alongside an adjoining kitchen and breakfast room.

Additional features include a kitchen with access to a utility room. Planning permission (Reference 24/0291/HSE) has been granted for a single-storey rear extension with a roof lantern, following demolition of existing extensions.

Upstairs, three generously sized double bedrooms on the first floor include a luxurious principal bedroom with an ensuite shower room. A family bathroom with a footed bath and walk in shower cubicle completes this level. A staircase leads to another generously sized double bedroom on the third floor with ample eaves storage. Externally, the property offers a secluded rear garden and off-street parking for two cars at the front.

Situated conveniently for Bushey and Watford amenities, the location provides excellent transport links via nearby Bushey Station, M1, M25, and A41 motorways. Vernon Road also benefits from proximity to outstanding state and private schools.

This meticulously designed Edwardian home on Vernon Road perfectly combines modern comforts with timeless character, presenting an exceptional opportunity for discerning buyers seeking both style and convenience.



Approximate Gross Internal Area
 Ground Floor = 75.7 sq m / 815 sq ft
 First Floor = 64.1 sq m / 690 sq ft
 Second Floor = 49.3 sq m / 531 sq ft
 Total = 189.1 sq m / 2,036 sq ft



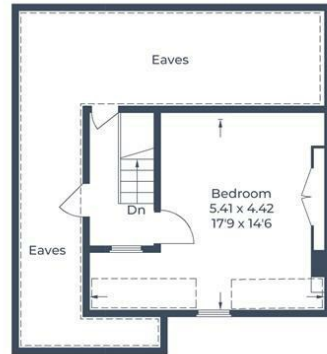
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Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Sitting Room
 19'10" x 11'10" (6.05m x 3.61m)

Dining Room
 13'9" x 12' (4.19m x 3.66m)

Breakfast Room
 12'1" x 10'5" (3.68m x 3.18m)

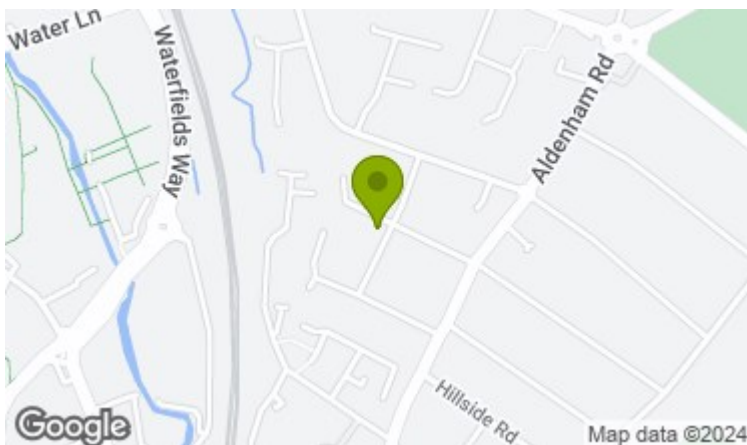
Kitchen
 10'11" x 7'8" (3.33m x 2.34m)

Bedroom One
 16' x 11'10" (4.88m x 3.61m)

Bedroom Two
 12'2" x 12' (3.71m x 3.66m)

Bedroom Three
 11'7" x 10'2" (3.53m x 3.10m)

Bedroom Four
 17'9" x 14'6" (5.41m x 4.42m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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