

# Sparrows Herne

Bushey heath, WD23 1EF



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS



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£359,950

- First floor Apartment
- Lounge/dining room with two Juliet Balconys
  - Fitted Kitchen
- Principal Bedroom with fitted wardrobes
- Bedroom Two with fitted wardrobes
  - Four piece bathroom suite
  - Shower room with WC
    - Garage in Block
    - Lift to all floors
    - No upper chain







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JW & Co are pleased to present this TWO BEDROOM TWO BATHROOM FIRST FLOOR APARTMENT featuring a lift and share of freehold. Conveniently located just off the High Road in Bushey Heath, the property enjoys close proximity to local shops, schools, bus services, and places of worship.

The accommodation comprises an entrance hall, a well-appointed fitted kitchen with integrated appliances, a spacious lounge/dining room featuring two Juliet balconies that flood the space with natural light, two double bedrooms with fitted wardrobes, a four-piece bathroom suite, and an additional shower room with WC.

Externally, the property benefits from communal gardens, allocated parking, and a garage within a block.

Offered with the added advantage of no upper chain, early viewing is highly recommended.



# First Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



JW&Co Bushey Village  
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**Lounge/dining room**  
 18'4 x 11'11 (5.59m x 3.63m)

**Kitchen**  
 9'4 x 8'8 (2.84m x 2.64m)

**Bedroom One**  
 11'8 x 9'6 (3.56m x 2.90m)

**Bedroom Two**  
 9'11 into wardrobes x 9'5 (3.02m into wardrobes x 2.87m)

**Bathroom**  
 8'1 x 5'7 (2.46m x 1.70m)

Total area: approx. 68.4 sq. metres (736.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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