

# Baird Close

Bushey, WD23 4UG



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS

# Baird Close

Bushey, WD23 4UG

£400,000

- Modern Terrace House
  - Entrance hall
  - Kitchen
- Lounge/dining room
  - Bedroom One
  - Bedroom Two
  - Bathroom
- Front & Rear gardens
- Allocated parking space
  - No upper chain





# Baird Close

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JW & Co. are delighted to present this charming TWO BEDROOM TERRACE HOUSE ideally located in a quiet cul-de-sac off Ashfield Avenue, Bushey. This property is offered with the added advantage of no upper chain.

The accommodation features an entrance hall, a well-appointed fitted kitchen, and a spacious lounge/dining room with patio doors opening onto the rear garden. Upstairs, there are two generous double bedrooms with built in wardrobes and a modern shower room.

Externally, the property benefits from both front and rear gardens, as well as an allocated parking space.

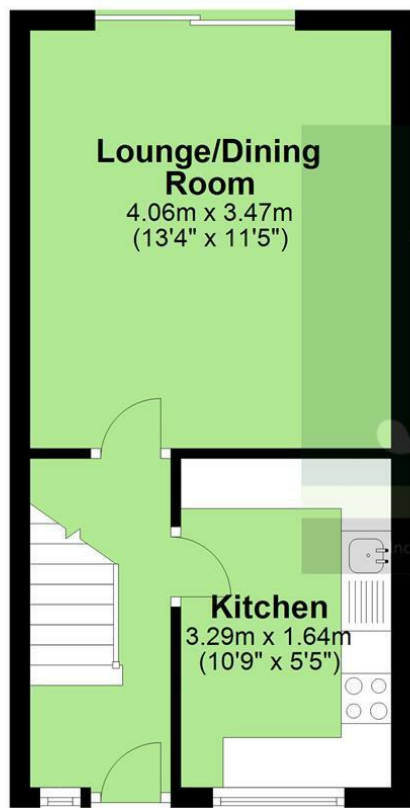




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### Ground Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



### First Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



Lounge/dining room  
 13'4 x 11'5 (4.06m x 3.48m)

Kitchen  
 10'9 x 5'5 (3.28m x 1.65m)

Bedroom One  
 11'5 into wardrobes x 8'8 (3.48m into wardrobes x 2.64m)

Bedroom two  
 9'2 x 7'11 (2.79m x 2.41m)

Shower room  
 5'9 x 5'3 (1.75m x 1.60m)

Total area: approx. 54.6 sq. metres (587.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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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