

The Birches

Bushey, WD23 4TW



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

The Birches

Bushey, WD23 4TW

£865,000

- Well presented Semi detached house
 - Reception hall
- Sitting room with door to rear garden
 - Family Room
- Kitchen with seperate Utility room
 - Cloakroom
 - Four bedrooms
 - Two bathrooms
 - Secluded rear garden
- Situated in a sought after cul de sac location





The Birches

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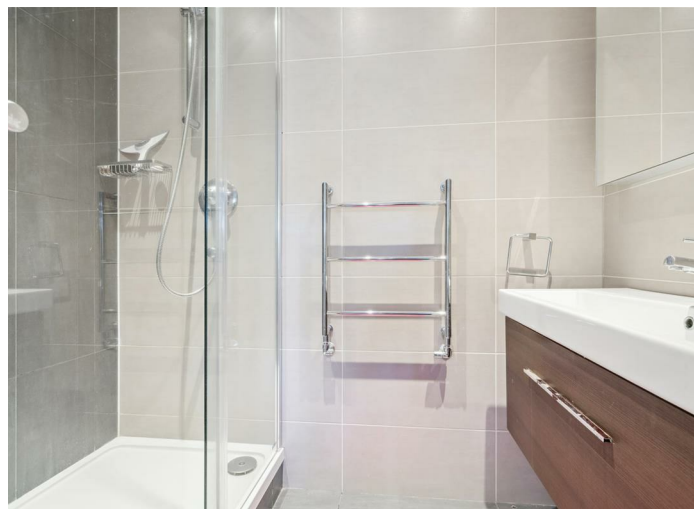
JW & Co are proud to present this beautifully maintained four-bedroom, two-bathroom semi-detached home, nestled in a sought-after cul-de-sac just off Little Bushey Lane.

Meticulously updated and extended by the current owners, this property offers an impressive amount of living space. The ground floor features a welcoming reception hall, a convenient cloakroom, a versatile family room/playroom, and a spacious sitting room. The sitting room seamlessly connects to a modern kitchen/breakfast room, which is enhanced by patio doors leading to the rear garden and a lantern skylight that floods the area with natural light.

The first floor boasts a generous landing that leads to the principal bedroom, complete with fitted wardrobes and an En-suite shower room. Three further double bedrooms, all with built-in wardrobes, and a contemporary family bathroom complete this level.

Outside, the property features a beautifully landscaped rear garden with a large patio area, outdoor lighting, a storage shed, and side access. The front of the home provides off-street parking for multiple vehicles. ** CHAIN FREE **

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £45 per person (inclusive of VAT) applies for this service.



Approximate Gross Internal Area
Ground Floor = 91.3 sq m / 983 sq ft
First Floor = 57.5 sq m / 619 sq ft
Shed = 7.2 sq m / 77 sq ft
Total = 156.0 sq m / 1,679 sq ft

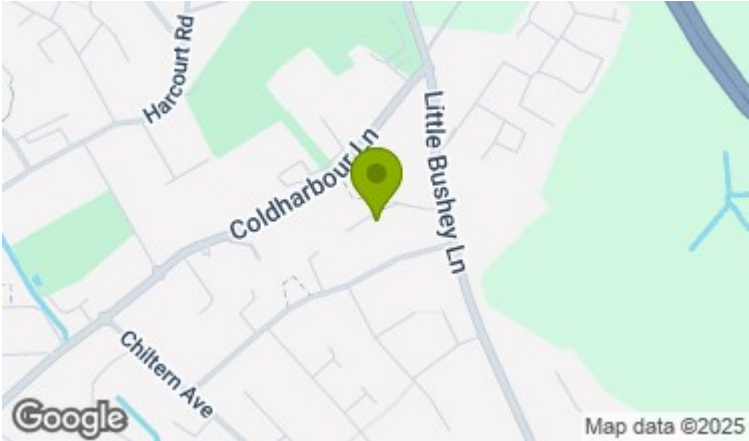



JW&Co Bushey Village
80 High Street, Bushey Village, Hertfordshire, WD23 3HD
0208 950 3434
bushey@jwandco.co.uk



Illustration for identification purposes only,
measurements are approximate, not to scale.
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- Reception hall
17'2 x 12'4 (5.23m x 3.76m)
- Sitting room
25'4 x 13'9 (7.72m x 4.19m)
- Kitchen
17' x 7'8 (5.18m x 2.34m)
- Family room
18' x 8' (5.49m x 2.44m)
- Bedroom One
12'6 x 9'11 (3.81m x 3.02m)
- Bedroom two
12'6 x 8'6 (3.81m x 2.59m)
- Bedroom Three
10'5 x 10' (3.18m x 3.05m)
- Bedroom Four
11'9 max x 10'6 (3.58m max x 3.20m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.