

# Wren Crescent

Bushey Heath, WD23 1AN



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS



# Wren Crescent

Bushey Heath, WD23 1AN

£1,050,000

- Detached
- Five Bedrooms
- Three Reception Rooms
  - Two En-Suite
  - Extended
- Electric Vehicle Charging Point
  - Carriage Drive-way
  - Fitted Wardrobes
  - Potential to Extend STP
- Automatic Irrigation System in Front and Rear Garden







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**\*\*Chain Free \*\*** JW&Co proudly presents this spacious, detached family home located in the sought-after 'Birds Estate' off Merry Hill Road. This five-bedroom house offers a serene retreat with easy access to Bushey Heath's amenities, including shops, bus services, nature walks, churches, and a synagogue.

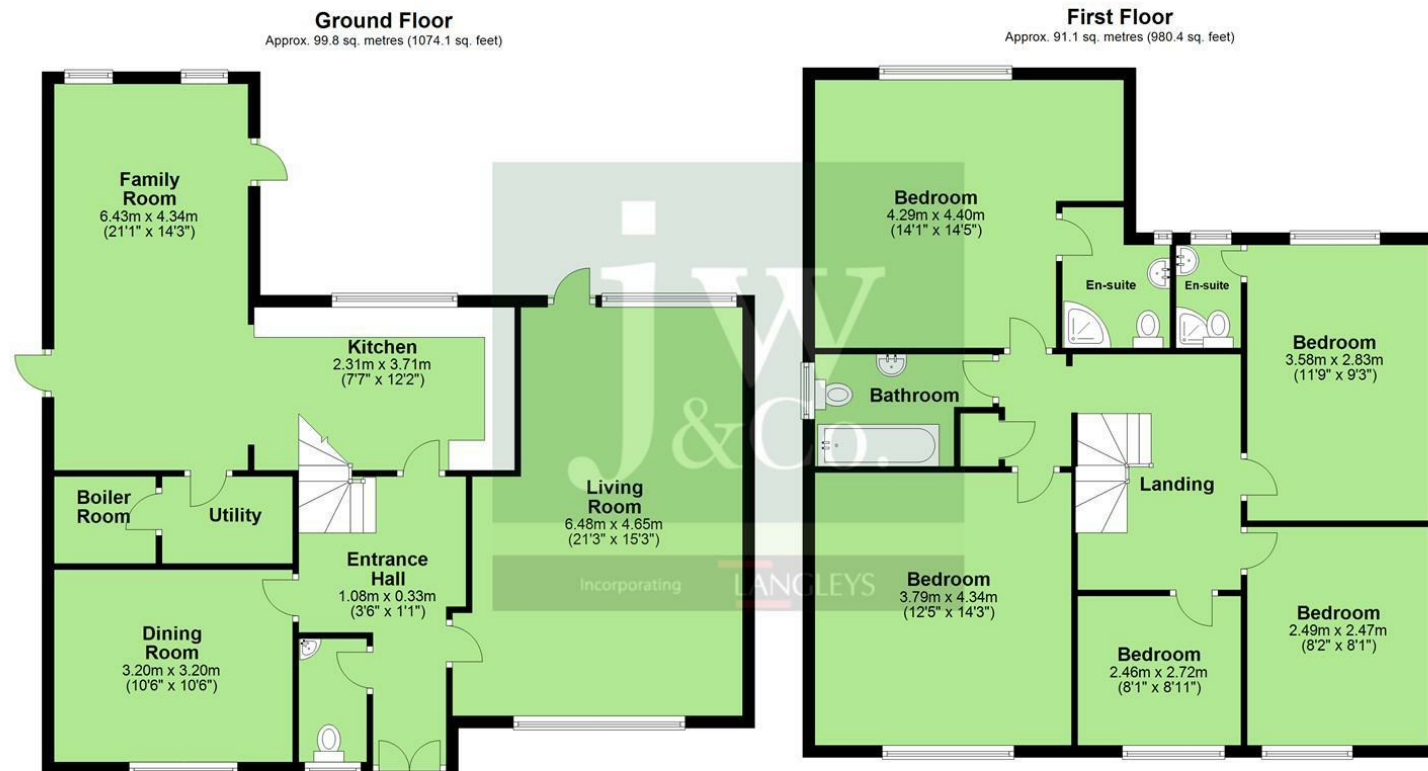
Upon entering, you are greeted by a welcoming entrance hall leading to practical spaces such as a cloakroom, lounge, dining room, kitchen, and a cosy family room. The sleeping area comprises five bedrooms, two featuring En-suite facilities, all complemented by a family bathroom.

Outside, a well-maintained rear garden provides a peaceful setting for relaxation, while a generous front OFFERED WITH BENEFIT OF NO UPPER CHAIN.

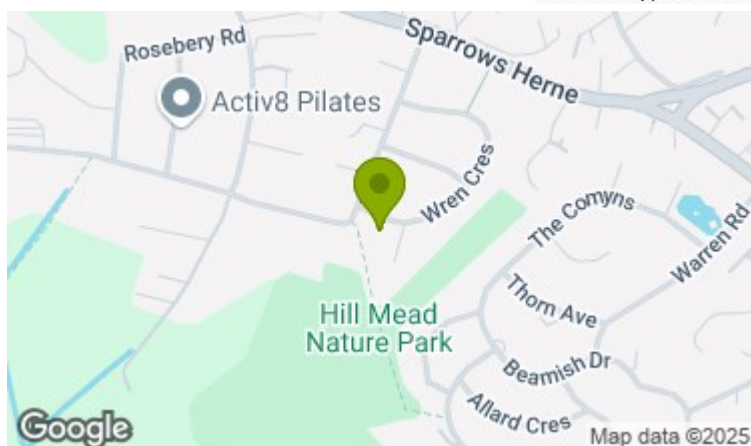





**JW&Co Bushey Village**  
80 High Street, Bushey Village, Hertfordshire, WD23 3HD  
0208 950 3434  
bushey@jwandco.co.uk



Total area: approx. 190.9 sq. metres (2054.6 sq. feet)



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

**Lounge**  
15'10x22'03 (4.83mx6.78m)

**Dining Room**  
10'06x10'06 (3.20mx3.20m)

**Family Room**  
21'02x14'03 (6.45mx4.34m)

**Kitchen**  
12'07x10'03 (3.84mx3.12m)

**Bedroom Five**  
8'01x8'34 (2.46mx2.44m)

**Bedroom Four**  
11'45x9'83 (3.35mx2.74m)

**Bedroom Three**  
11'09x9'50 (3.58mx2.74m)

**Bedroom Two**  
12'05x10'7 (3.78mx3.23m)

**Bedroom One**  
14'03x14 (4.34mx4.27m )

**Family Bathroom**  
7'03x7 (2.21mx2.13m )

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