

Titian Avenue

Bushey Heath, WD23 4GB



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Titian Avenue

Bushey Heath, WD23 4GB

£489,950

- Character Cottage
- Lounge with exposed beams and log burner
- Kitchen/breakfast room with access to garden
 - Two double bedrooms
 - Bathroom off landing
 - Attractive rear garden
 - Many character features





Titian Avenue

Bushey Heath, WD23 4GB

JW & CO proudly presents this delightful two-bedroom character cottage nestled in the heart of Bushey Heath. Conveniently located for High Road's amenities, including shops, eateries, and places of worship, early viewing is highly recommended.

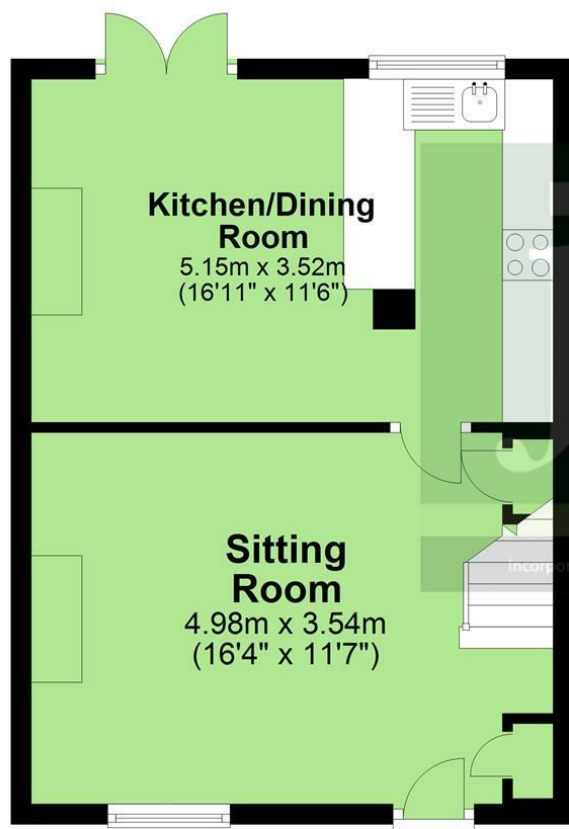
This charming home features a cosy lounge with a wood-burning stove and beamed ceiling. At the rear of the property, there is an open plan kitchen/breakfast room with double doors opening onto the rear garden.

Upstairs, you will find two double bedrooms and a spacious family bathroom. Outside, the property boasts a secluded rear garden measuring approximately 70 feet, complete with a summer house for storage, shed, and rear gate access.



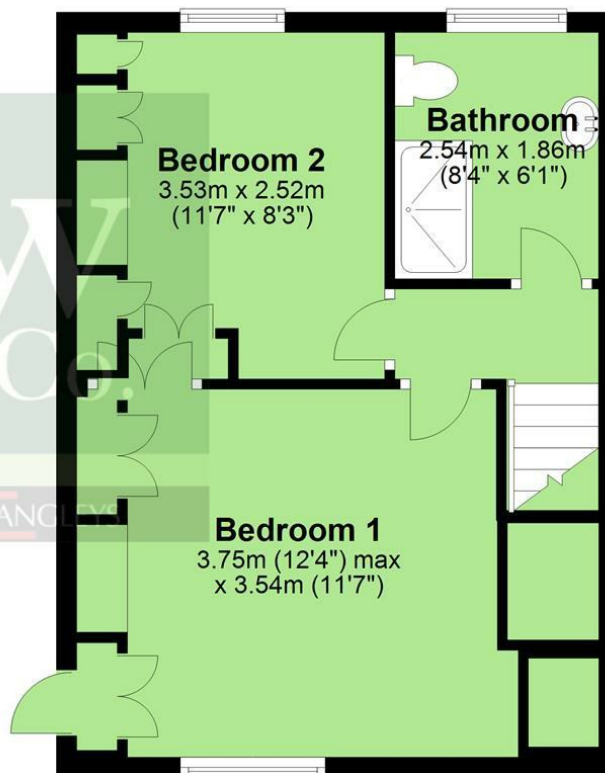
Ground Floor

Approx. 36.8 sq. metres (396.2 sq. feet)

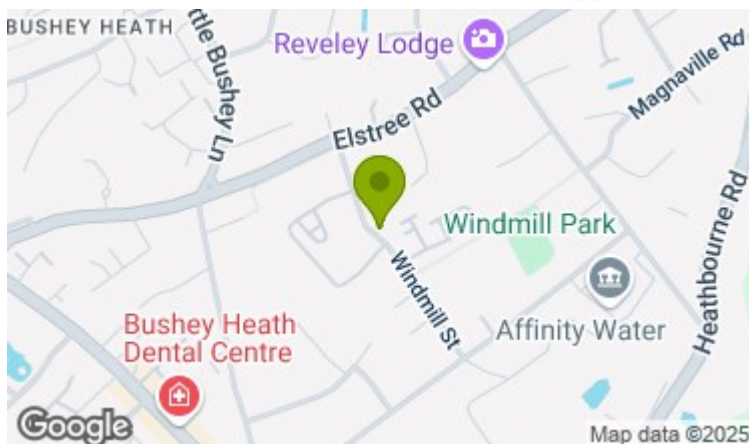


First Floor

Approx. 35.2 sq. metres (378.9 sq. feet)



Total area: approx. 72.0 sq. metres (775.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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Lounge
16'4 x 11'7 (4.98m x 3.53m)

Kitchen/breakfast room
16'4 x 11'6 (4.98m x 3.51m)

Bedroom One
12'4 x 11'7 (3.76m x 3.53m)

Bedroom Two
11'7 x 8'3 (3.53m x 2.51m)

Bathroom
8'4 x 6'1 (2.54m x 1.85m)

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