

Linnet Close

Bushey, WD23 1AX



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

Linnet Close

Bushey, WD23 1AX

£335,000

- Ground floor maisonette
 - Entrance hall
 - Lounge
- Dining with patio doors to communal gardens
 - Kitchen
- Two double bedrooms
 - Bathoom
- In need of some updating
 - Long lease
 - Garage in block





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JW & Co are delighted to present this rarely available **GROUND FLOOR, TWO DOUBLE BEDROOM** maisonette, ideally located in the heart of Bushey. Although the property would benefit from some modernisation, it offers a spacious layout comprising two double bedrooms, a family bathroom, a generously sized living room, and a dining area that seamlessly connects to the kitchen. Property also comes with an allocated garage.

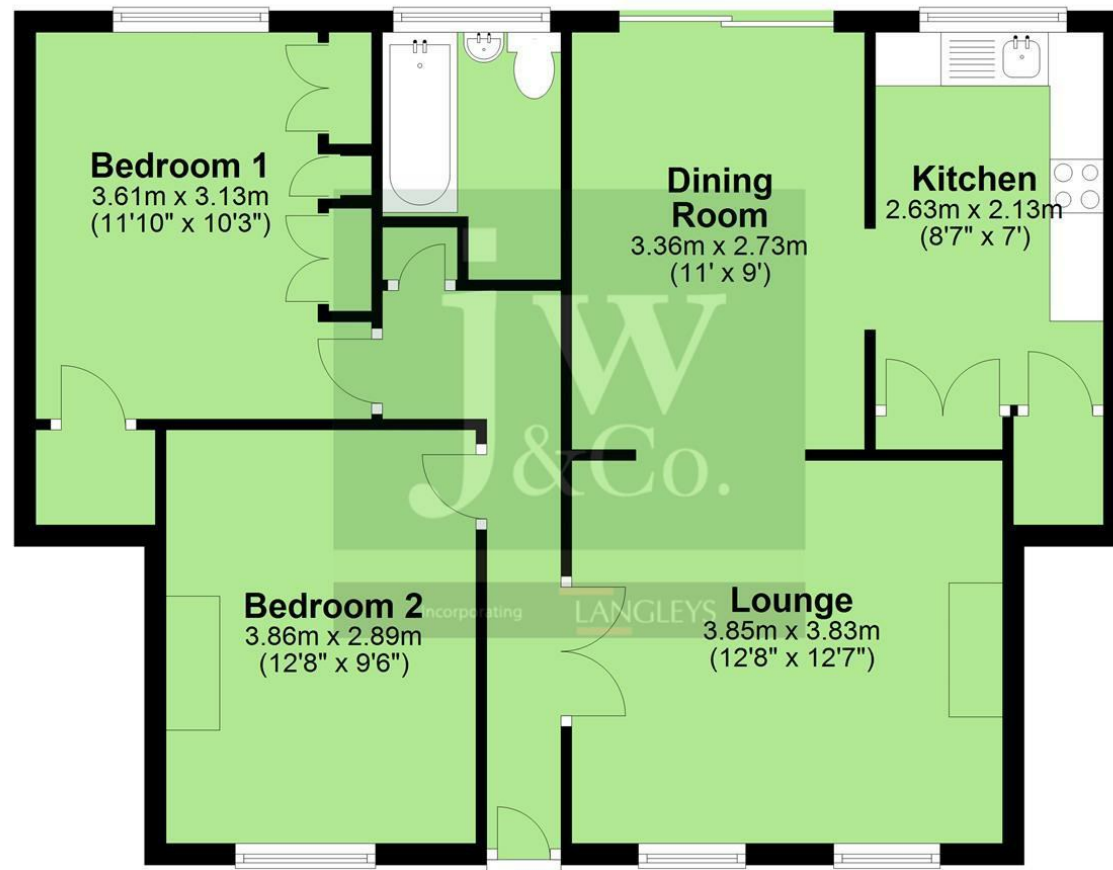
The property features double doors that open onto beautifully maintained communal gardens,. Offered to the market **CHAIN FREE**, this is an exceptional opportunity not to be missed.

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 + VAT per person applies for this service.



Ground Floor

Approx. 68.0 sq. metres (732.4 sq. feet)



JW&Co Bushey Village
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Lounge
12'8 x 12'7 (3.86m x 3.84m)

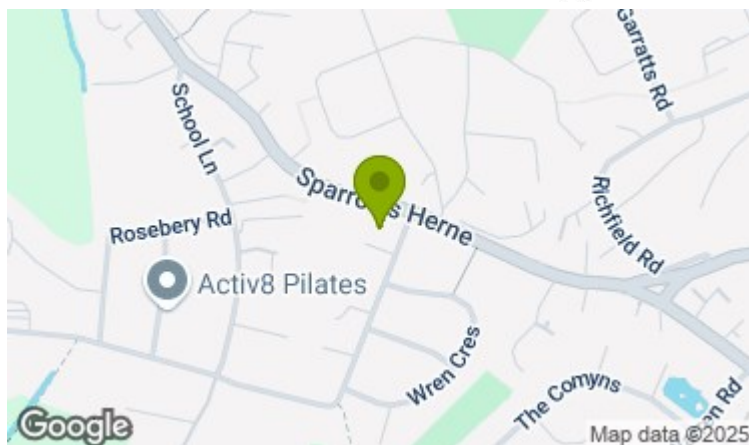
Dining room
11' x 9' (3.35m x 2.74m)

Kitchen
8'7 x 7' (2.62m x 2.13m)

Bedroom One
11'10 x 10'3 (3.61m x 3.12m)

Bedroom Two
12'8 x 9'6 (3.86m x 2.90m)

Total area: approx. 68.0 sq. metres (732.4 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	72	77
	EU Directive 2002/91/EC	

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