

# Clouston Avenue

Bushey, WD23 2PU



BRITISH  
PROPERTY  
AWARDS  
2022

GOLD WINNER

ESTATE AGENT  
IN BUSHEY

jw  
&Co.

Incorporating LANGLEYS



# Clouston Avenue

Bushey, WD23 2PU

£475,000

- Luxury first floor apartment
- Open plan living/kitchen with integrated appliances
  - Balcony
- Principal bedroom with fitted wardrobes
  - En suite shower room
  - Bedroom Two
  - Bathroom
  - Allocated parking
- Sought-after 7-acre development in the heart of Bushey.







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JW & Co are delighted to present this beautifully presented TWO BEDROOM TWO BATHROOM FIRST FLOOR luxury apartment located in Squires Park, a highly sought-after 7-acre development in the heart of Bushey. Situated behind gates amidst greenbelt countryside and open fields, Squires Park offers a collection of luxurious family houses and apartments. Each property within the Squires Park development has been meticulously designed to the highest standards, featuring sleek modern kitchens and luxurious bathrooms that epitomise contemporary living.

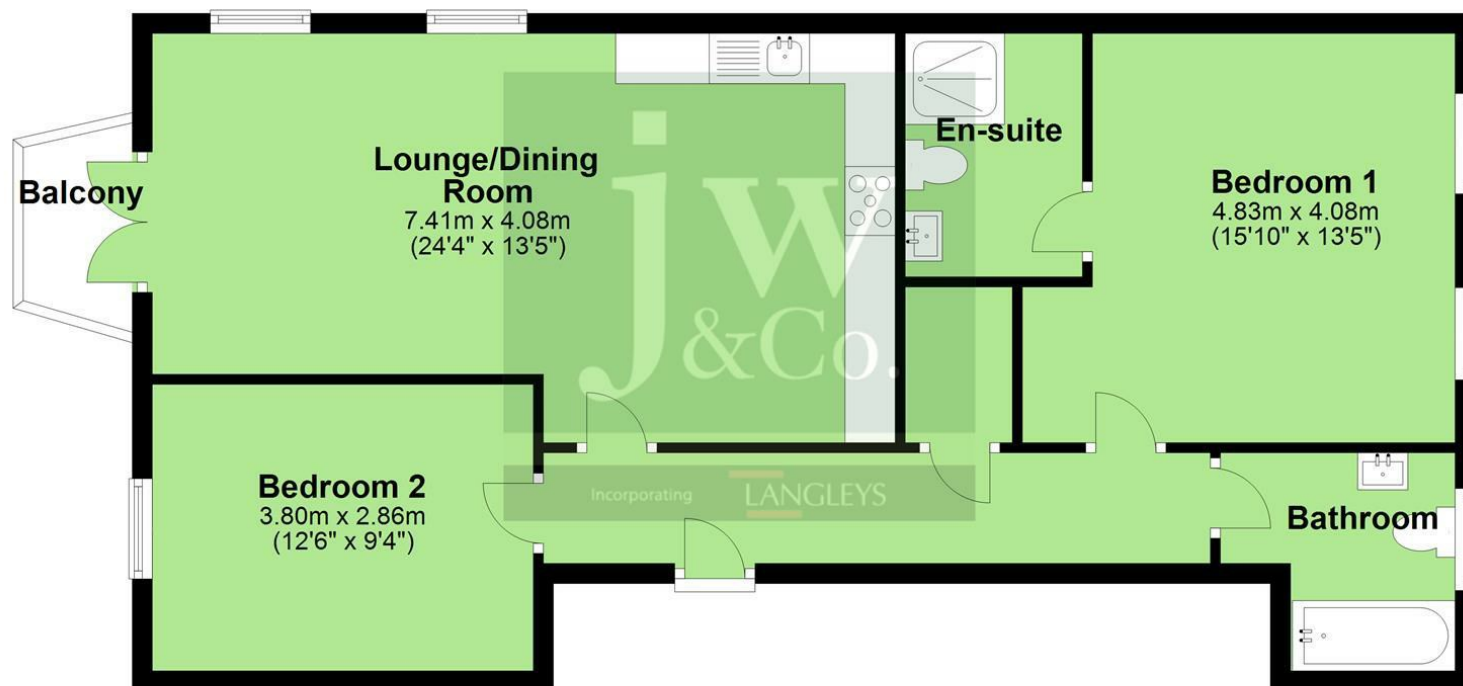
The apartment comprises two double bedrooms, including an ensuite to the principal bedroom, as well as a generously sized family bathroom. The spacious open-plan kitchen/dining/living area boasts integrated appliances, Herringbone styled flooring, and a balcony overlooking the ground floor gardens. Additionally, the apartment includes the added convenience of two allocated parking spaces and is offered with the benefit of NO UPPER CHAIN

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.



## First Floor

Approx. 76.5 sq. metres (823.9 sq. feet)



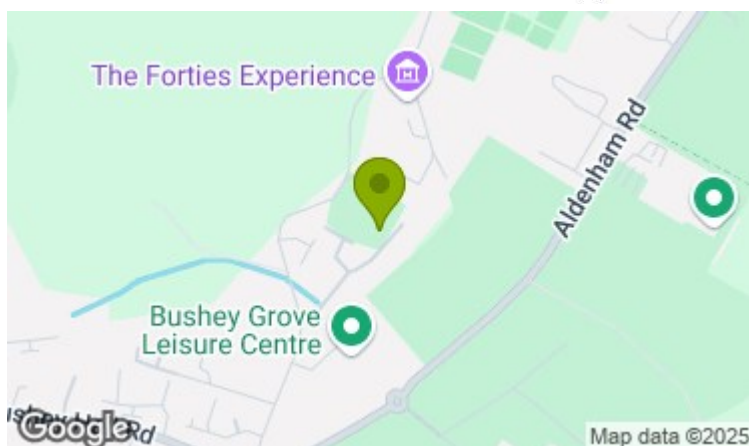
JW&Co Bushey Village  
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**Open Plan living/kitchen**  
24'4 x 13'5 (7.42m x 4.09m)

**Bedroom One**  
15'10 x 13'5 (4.83m x 4.09m)

**Bedroom two**  
12'6 x 9'4 (3.81m x 2.84m)

Total area: approx. 76.5 sq. metres (823.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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	

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.