

Windmill Lane

Bushey Heath, WD23 1NG



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY



Windmill Lane

Bushey Heath, WD23 1NG

£1,150,000

- Well presented Detached Family Home
 - Guest cloakroom
 - Three reception rooms
- Kitchen/breakfast room with utility room
- Principal bedroom with En suite shower room
 - Three further bedrooms
 - Family Bathroom
- Stunning 144' rear garden
- Ample off street parking
- Sought after location in the heart of Bushey Heath





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OPEN HOUSE - Saturday 18th January 2025
10:00 - 12:00

JW & Co are proud to present this substantial FOUR BEDROOM TWO BATHROOM DETACHED FAMILY HOME situated in the highly sought-after area just off the High Road in the heart of Bushey Heath. This outstanding property offers convenient access to local shopping facilities and highly regarded schools, making it an ideal choice for family living.

Thoughtfully modernised and extended by the current owners, this home boasts a perfect balance of contemporary style and practical living spaces. The ground floor welcomes you with a spacious entrance hall, leading to a charming front-facing lounge, a versatile study, and a convenient guest cloakroom. At the rear, you'll find a bright and stylish kitchen/breakfast room, featuring an island unit, patio doors with views of the meticulously maintained rear garden, and access to a separate utility room. Adjacent to the kitchen, the spacious family room provides an ideal space for relaxation, with picturesque garden views adding to the appeal.

To the first floor the property offers four generously sized bedrooms, including a principal bedroom with an elegant En-suite shower room. The remaining bedrooms are served by a well-designed family bathroom, ensuring comfort and convenience for the whole household.

Outside the property is set on a generous plot with a beautifully landscaped 144' rear garden, perfect for outdoor entertaining or peaceful relaxation. Additional benefits include side access and ample off-street parking at the front for multiple vehicles.

This exceptional home combines space, style, and practicality in a premier location. Viewing is highly recommended to truly appreciate everything this property has to offer.



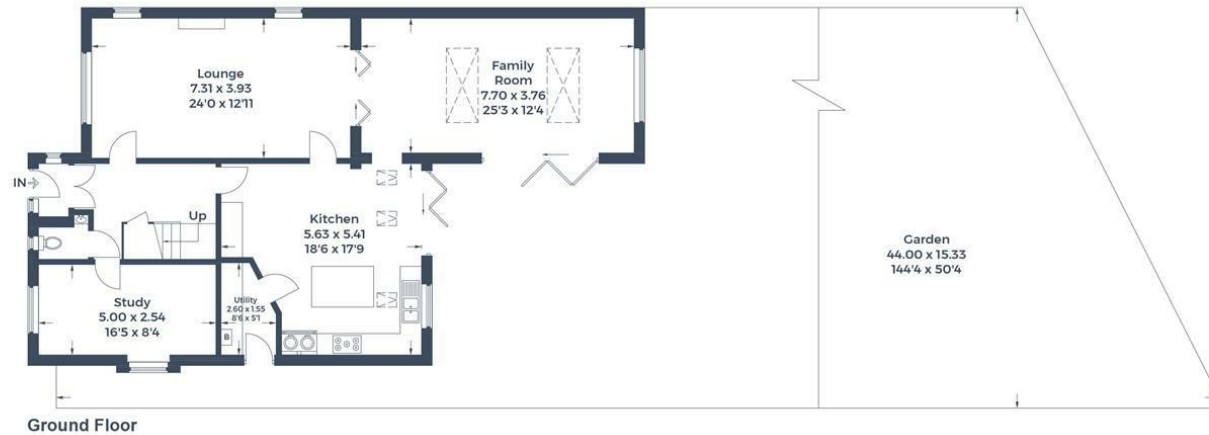




Approximate Gross Internal Area
 Ground Floor = 120.6 sq m / 1,298 sq ft
 First Floor = 76.2 sq m / 820 sq ft
 Total = 196.8 sq m / 2,118 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Lounge
 24' x 12'11 (7.32m x 3.94m)

Family Room
 25'3 x 12'4 (7.70m x 3.76m)

Study
 16'5 x 8'4 (5.00m x 2.54m)

Kitchen
 18'6 x 17'9 (5.64m x 5.41m)

Utility room
 8'6 x 5'1 (2.59m x 1.55m)

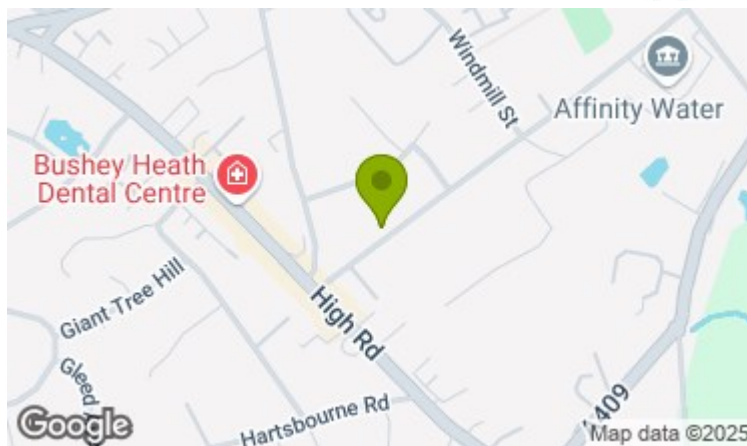
Bedroom One
 13' x 12'11 (3.96m x 3.94m)

Bedroom Two
 13' x 10'10 (3.96m x 3.30m)

Bedroom Three
 14'11 x 8'5 (4.55m x 2.57m)

Bedroom Four
 12'3 x 8'8 (3.73m x 2.64m)

Rear Garden
 approx 144'4 x 50'4 (approx 43.99m x 15.34m)



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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