

Merry Hill Road

Bushey, WD23 1DG



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Merry Hill Road

Bushey, WD23 1DG

£750,000

- Charming Character House
 - Two reception rooms
 - Kitchen/breakfast room
 - Cloakroom
 - Three bedrooms
 - Bathroom
 - Garage
 - Approximately 65' rear garden
 - Off street parking
 - No upper chain





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JW & Co is delighted to present this charming THREE BEDROOM DETACHED HOUSE, ideally located on the highly sought-after Merry Hill Road. The property boasts significant potential for extension and improvement, making it a perfect opportunity for prospective buyers.

The ground floor accommodation features a dining room leading into a spacious front reception room, complemented by a kitchen/breakfast room offering delightful views of the rear garden. Additionally, there is a convenient cloakroom. Upstairs, the first floor includes a generously sized principal bedroom with garden views, a family bathroom, and two further bedrooms, with the third bedroom accessed through the second.

Externally, the property benefits from a well-maintained, spacious rear garden spanning approximately 65 feet, an integrated garage with a workshop, and off-street parking for two cars. Offered to the market with no upper chain, this property represents a unique 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.



Approximate Gross Internal Area
 Ground Floor = 52.0 sq m / 561 sq ft
 (Including Garage/ Shed)
 First Floor = 57.7 sq m / 621 sq ft
 Garage = 15.6 sq m / 168 sq ft
 Total = 125.3 sq m / 1,350 sq ft



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Ground Floor

First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Reception room
 11'10 x 10'11 (3.61m x 3.33m)

Dining room
 12'11 x 11'10 (3.94m x 3.61m)

Kitchen
 14'2 x 12'10 (4.32m x 3.91m)

Garage
 15'6 x 7'9 (4.72m x 2.36m)

Bedroom One
 13'11 x 11'10 (4.24m x 3.61m)

Bedroom two
 11'9 x 11'6 (3.58m x 3.51m)

Bedroom Three
 11'9 x 10'9 (3.58m x 3.28m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	78
(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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