

Grange Road

Bushey, WD23 2LQ



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

Incorporating LANGLEYS

Grange Road

Bushey, WD23 2LQ

£1,500,000

- Victorian Character Home
- Sitting room with ornate bay window to rear
 - Second reception room
- Kitchen/living room with cantilevered doors to garden
 - Four bedrooms
 - Two en suites and luxury family bathroom
 - Guests cloakroom
 - Spacious rear garden with summer house
 - Off street parking
- Situated in one of Bushey's most desirable locations with views over Bushey Manor Field





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JW&Co are delighted to present 'Inwood', an exquisite four-bedroom, three-bathroom Victorian semi-detached residence situated on one of Bushey Village's most sought-after roads, enjoying panoramic views over Bushey Manor Field. Dating back to circa 1910 and built during the Victorian suburban expansion along Grange Road, 'Inwood' showcases timeless period architecture. Highlights include ornate wavy pargetting, a striking Palladian window on the first floor, and a fluted pilastered doorcase with moulded cornice and original panelled front door.

Updated by the current owners, the property combines original character with refined contemporary finishes. A double story side extension features a kitchen/family room with cantilevered bi-fold doors that open onto the landscaped rear garden. To the rear, an elegant sitting room boasts sculpted panelled walls and ceiling and a floor-to-ceiling bay window overlooking the garden. To the front, a versatile reception room links the original structure with the modern addition. The accommodation is arranged over three floors, accessed via a central staircase leading to a gallery landing. The principal bedroom benefits from fitted wardrobes concealing an En suite shower room, while the second bedroom enjoys its own En suite bathroom and there is a modern family bathroom. Added convenience is a separate utility. The top floor comprises two further double bedrooms and a cloakroom, offering flexible space ideal for family living or guest accommodation. Externally, the property features an expansive rear garden with an outhouse with power and lighting. Off-street parking to the front further enhances the home's appeal.

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





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Approximate Gross Internal Area
 Ground Floor = 113.1 sq m / 1,217 sq ft
 First Floor = 76.7 sq m / 825 sq ft
 Second Floor = 39.2 sq m / 422 sq ft
 Summer House = 15.6 sq m / 168 sq ft
 Total = 244.6 sq m / 2,632 sq ft

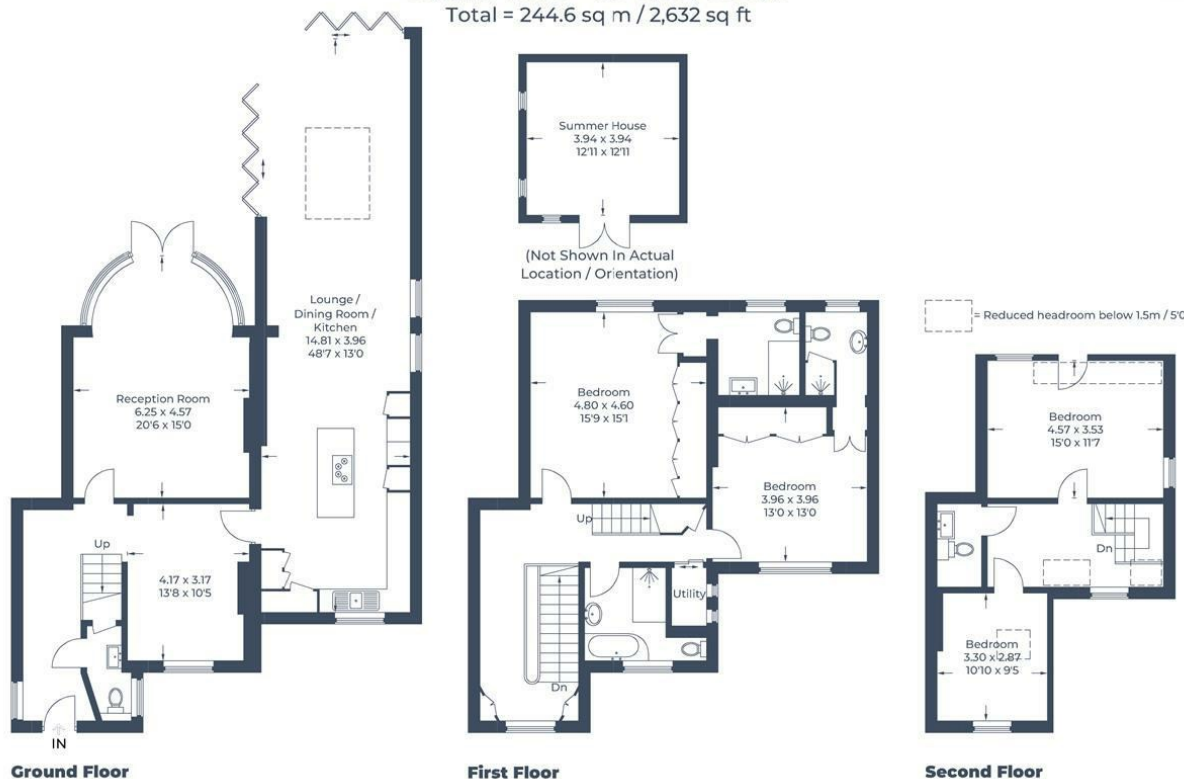


Illustration for identification purposes only, measurements are approximate, not to scale.
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Sitting Room
 13'8" x 10'4" (4.17 x 3.17)

Reception room two
 20'6" x 14'11" (6.25 x 4.57)

Open plan kitchen/living
 48'7" x 12'11" (14.81 x 3.96)

Bedroom One
 15'8" x 15'1" (4.8 x 4.6)

En suite

Bedroom Two
 12'11" x 12'11" (3.96 x 3.96)

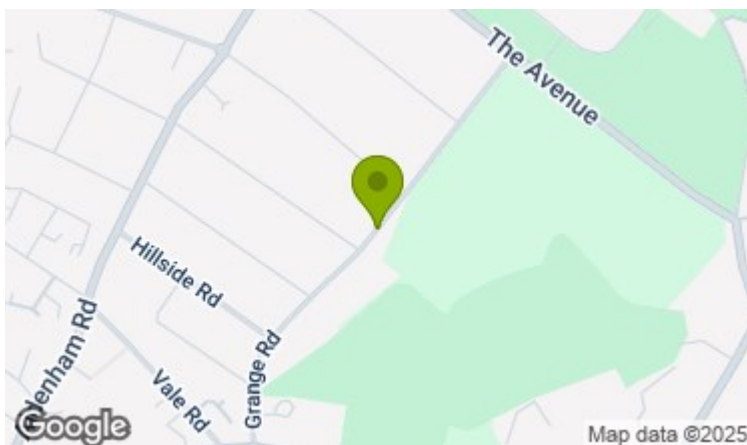
En suite

Bathroom

Bedroom three
 14'11" x 11'6" (4.57 x 3.53)

Bedroom Four
 10'9" x 9'4" (3.3 x 2.87)

Cloakroom



| 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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