



## Windmill Lane, Bushey WD23 1NH

**Asking Price £415,000**

An extended TWO BEDROOM MID TERRACE COTTAGE situated on a sought after residential road in the heart of Bushey Heath, conveniently located and within walking distance to all local shopping and transport facilities. The property is in need of some modernisation and benefits from: Double Glazed Windows, Gas Fired Heating To Radiators, Reception Room, Fully Fitted Kitchen, Two Bedrooms, Bathroom, Secluded Rear Garden, Off Street Parking. NO UPPER CHAIN

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**Exterior:**



**Kitchen:**



**Reception Room:**



**Bedroom One:**



**Reception Room:**

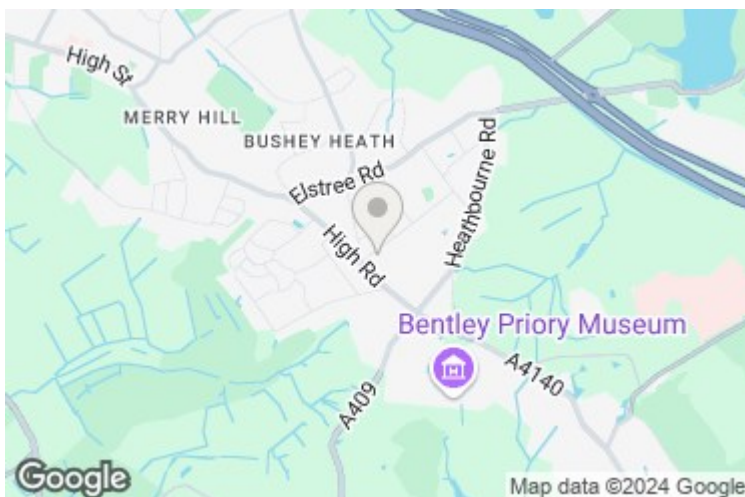


**Bedroom Two:**



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## Garden:



## Garden:

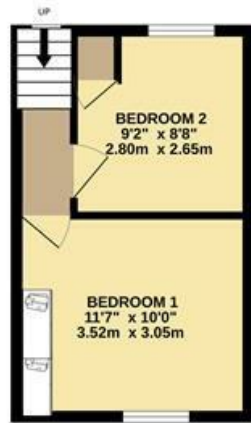
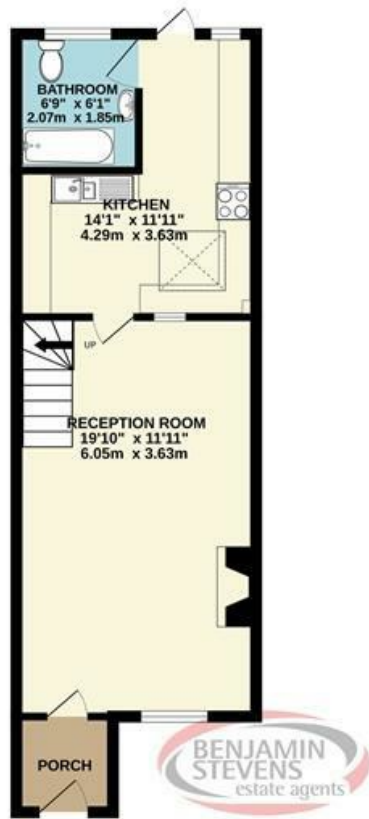


## Tenure:

This is a freehold property.  
Council Tax Band E which is currently £2,663 per annum.  
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

## Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (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		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (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 environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>61</b>		<b>86</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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