



## Woburn Close, Bushey WD23 4XA

**Asking Price £899,950**

An extended bright and spacious FOUR BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOME situated in sought after residential close in the heart of Bushey, conveniently located for 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, Guest Cloakroom, Lounge, Dining Room, Family Room, Fully Fitted Kitchen/Breakfast Room, Utility Room, Bedroom One With En Suite Dressing Room, Three Further Bedrooms, Family Bathroom, Separate WC, Secluded Rear, Single Garage Approached Via Own Driveway With Off Street Parking. THE PROPERTY HAS POTENTIAL FOR FURTHER EXTENSION STPP



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**Exterior:**



**Lounge:**



**Guest Cloakroom:**



**Dining Room:**



**Family Room:**



**Kitchen/Breakfast Room:**





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**Kitchen/Breakfast Room:**



**En Suite Dressing Room:**



**Utility Room:**



**Bedroom Two:**



**Bedroom One:**



**Bedroom Three:**





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**Bedroom Four:**



**Rear Garden:**



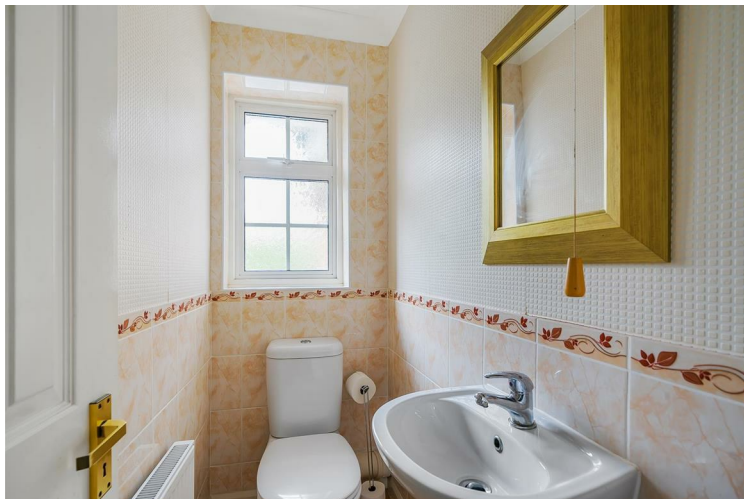
**Bathroom:**



**Rear Garden:**



**Separate WC:**



**Rear Garden:**





## Woburn Close, Bushey WD23 4XA

### Exterior Rear:



### Tenure:

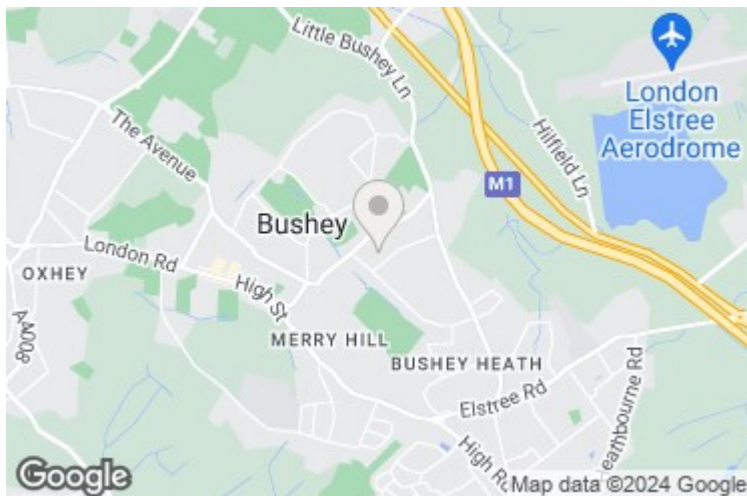
This is a freehold property.

Council Tax Band G £3,632 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.



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Approximate Area = 1831 sq ft / 170.1 sq m

Garage = 151 sq ft / 14 sq m

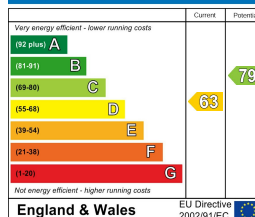
Total = 1982 sq ft / 184.1 sq m

For identification only - Not to scale



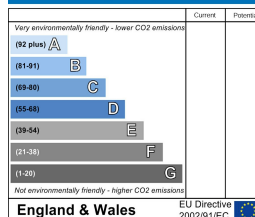
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benjamin Stevens. REF: 1122634

### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC



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