



Warren Road, Bushey WD23 1HU

Asking Price £1,280,000

A unique opportunity to acquire this extended and spacious FIVE BEDROOM, TWO BATHROOM, FOUR RECEPTION ROOM DETACHED FAMILY RESIDENCE situated on one of Bushey Heaths most sought after residential road, conveniently located and within walking distance to all local shopping and transport facilities. The property benefits from: Gas Fired Heating To Radiators, Double Glazing/Secondary Glazing Throughout, Spacious Entrance Hall, Guest Cloakroom, Room, Family Room, morning Room, Dining Room, Conservatory, Fully Fitted Kitchen/Breakfast Room, Utility Room, Bedroom One With En Suite Bathroom & Dressing Room, Four Further Bedrooms, Family Bathroom, Secluded Rear Rear Garden, Double Garage (Partly being used as Workshop), Off Street Parking.

Some Modernisation Will Be Required.

THE PROPERTY HAS THE POTENTIAL TO EXTEND STPP
PRIME LOCATION - BUSHEY HEATH

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Exterior:



Dining Room:



Entrance Hall:



Morning Room:



Family Room:



Conservatory:



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Kitchen/Breakfast Room:



Bedroom One/Dressing Room:



Stairs & First Floor Landing:



En Suite Bathroom:



Bedroom One:



Bedroom Two:



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Bedroom Three:



Garden:



Bedroom Four:



Exterior Rear:



Family Bathroom:



Exterior Side:



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Exterior:



Tenure:

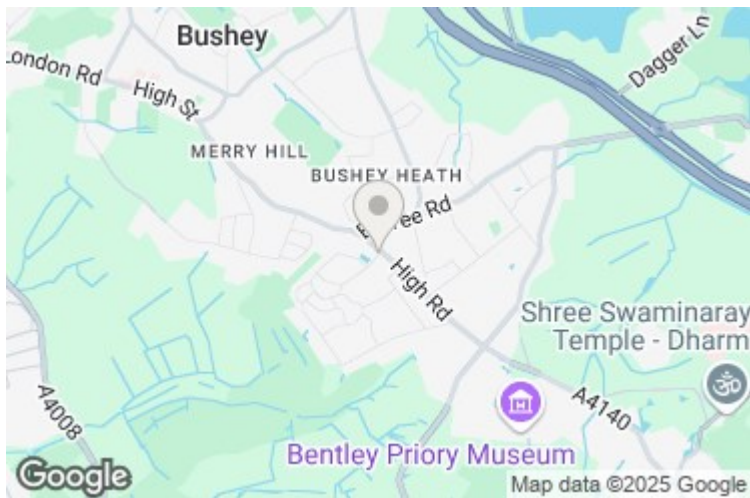
This is a freehold property.

Council Tax Band G which is currently £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.





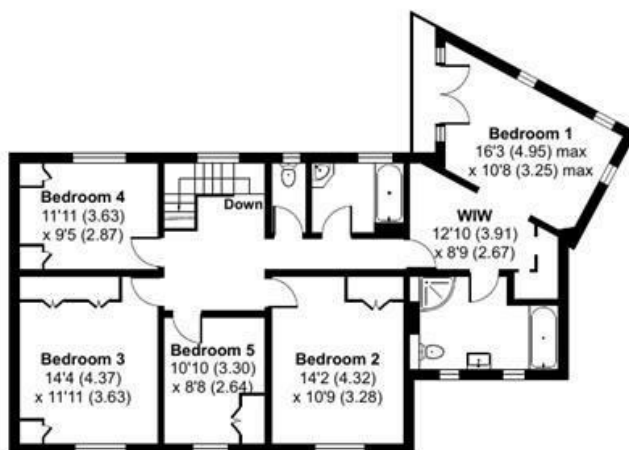
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Approximate Area = 2385 sq ft / 221.5 sq m

Garage & Workshop = 273 sq ft / 25.3 sq m

Total = 2658 sq ft / 246.8 sq m

For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	