



Langmead Drive, Bushey WD23 4GD

Offers In Excess Of £899,950

A beautifully presented extended FOUR BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM SEMI DETACHED HOUSE situated on a sought after private residential road in the heart of Bushey Heath, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in excellent decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Through Lounge/Dining Room, Morning Room/Study, Fully Fitted Kitchen/Breakfast Room, Utility Room, Four Bedrooms, Family Bathroom, Separate Shower Room, Large Secluded Rear Garden, Single Garage Approached Via Own Driveway With off Street Parking. NO UPPER CHAIN

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Exterior:



Lounge/Dining Room:



Entrance Hall:



Lounge/Dining Room:



Lounge/Dining Room:



Morning Room/Study:



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Kitchen/Breakfast Room:



Bedroom One:



Kitchen/Breakfast Room:



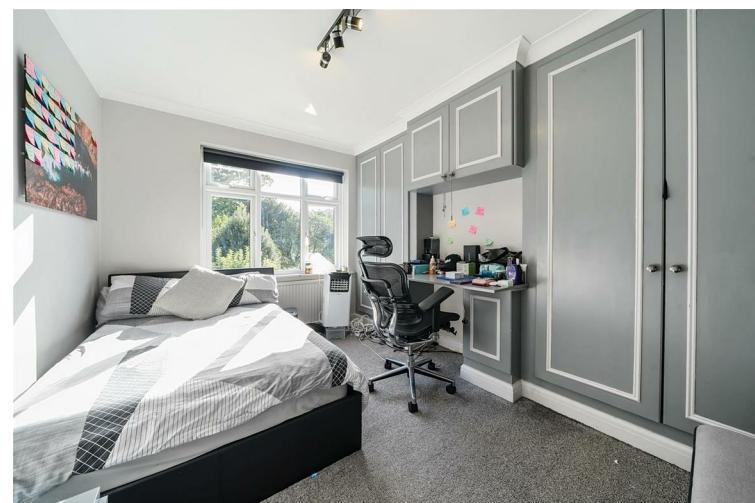
Bedroom Two:



Kitchen/Breakfast Room:

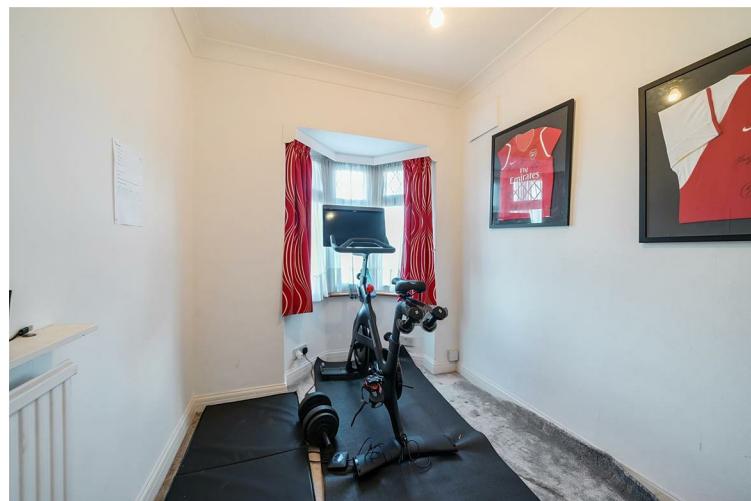


Bedroom Three:



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Bedroom Four:



Separate Shower Room:



Family Bathroom:



Garden:



Family Bathroom:



Exterior Rear:



Tenure:

This is a freehold property. Council Tax Band E £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.

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Approximate Area = 1722 sq ft / 159.9 sq m

Garage = 86 sq ft / 7.9 sq m

Total = 1808 sq ft / 167.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Benjamin Stevens. REF: 1194396

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

