



**BENJAMIN  
STEVENS.**  
estate agents



## **Wren Crescent, Bushey WD23 1AN**

**Offers In Excess Of £825,000**

A bright and spacious THREE BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW situated on a sought after residential road in the heart of Bushey, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order and benefits from:

Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Lounge/Dining Room, Study/Morning Room, Fully Fitted Kitchen/Breakfast Room, Utility Room, Three

Bedrooms, Shower Room, Secluded Rear Garden, Off Street Parking For Several Cars.

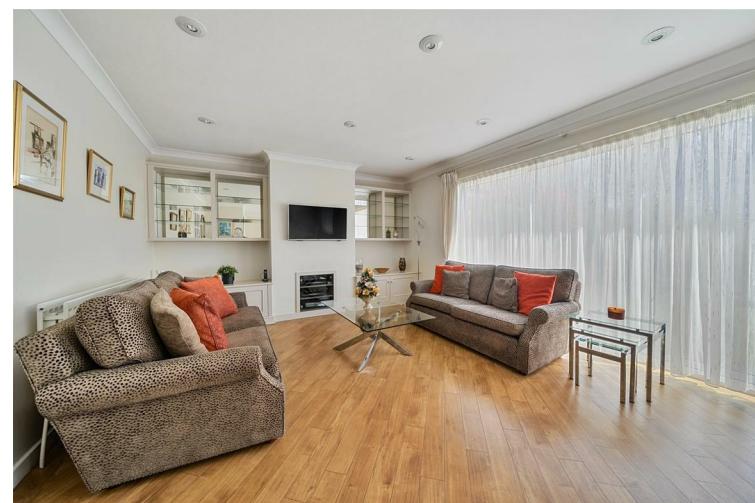
THE PROPERTY HAS THE ADDED BENEFIT FROM HAVING THE POTENTIAL TO EXTEND STPP  
CHAIN FREE

# **Wren Crescent, Bushey WD23 1AN**

## **Exterior:**



## **Lounge/Dining Room:**



## **Lounge/Dining Room:**



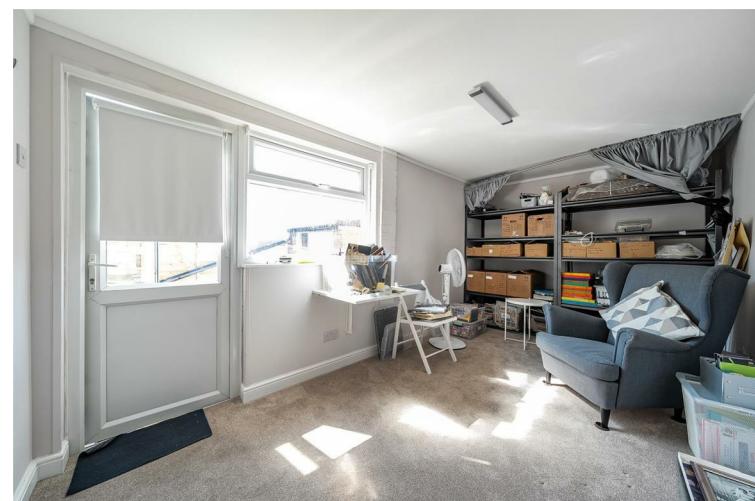
## **Lounge/Dining Room:**



## **Lounge/Dining Room:**



## **Study/Morning Room:**



# **Wren Crescent, Bushey WD23 1AN**

**Kitchen/Breakfast Room:**



**Bedroom One:**



**Kitchen/Breakfast Room:**



**Bedroom One:**



**Utility Room:**



**Bedroom Two:**



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## **Bedroom Three:**



## **Garden:**



## **Shower Room:**



## **Exterior Rear:**



## **Garden:**



## **Exterior Rear:**



## **Tenure:**

This is a freehold property.

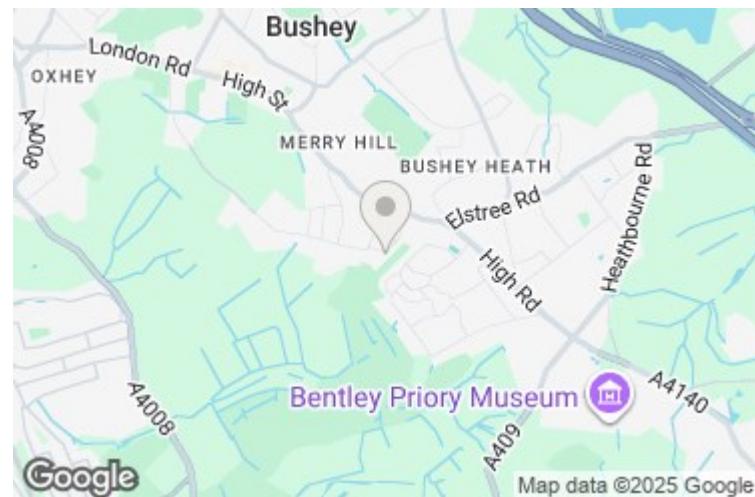
Council Tax Band F £3,307 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

## **Disclaimer:**

## Wren Crescent, Bushey WD23 1AN

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.



# Wren Crescent, Bushey, WD23



Approximate Area = 1086 sq ft / 100.8 sq m

Garage = 122 sq ft / 11.3 sq m

Outbuilding = 33 sq ft / 3 sq m

Total = 1241 sq ft / 115.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025.  
Produced for Benjamin Stevens. REF: 1275891

Energy Efficiency Rating	
	Current
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	83

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	67

EU Directive 2002/91/EC

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