

Arden Close

Bushey Heath, WD23 1PL



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY



Incorporating LANGLEYS

Arden Close

Bushey Heath, WD23 1PL

£675,000

- Semi Detached Bungalow
 - Lounge/dining room
- Kitchen/breakfast room
 - Office/utility room
 - Two bedrooms
 - Two bathrooms
 - Mature rear garden
- Ample off street parking
 - No Upper Chain





Arden Close

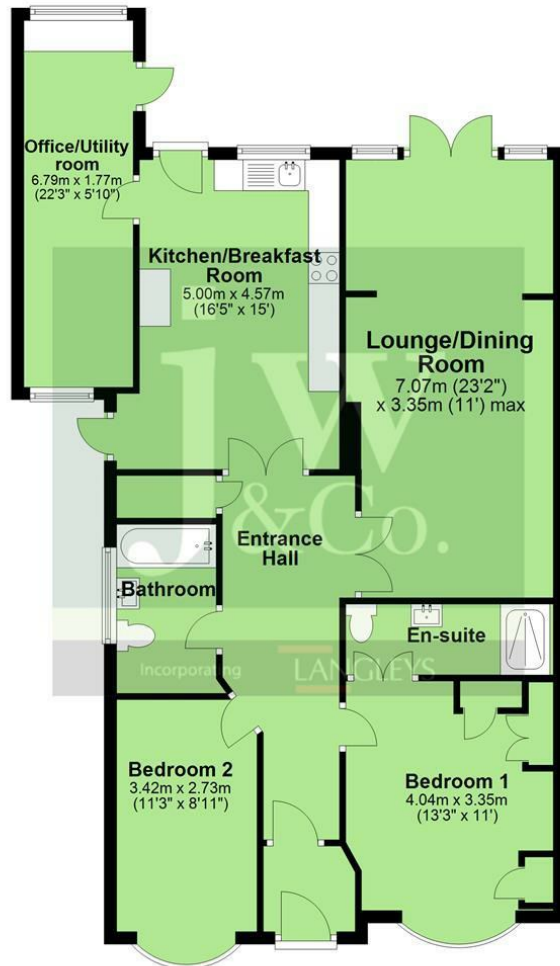
Bushey Heath, WD23 1PL

JW & CO are delighted to offer this EXTENDED TWO BEDROOM TWO BATHROOM SEMI DETACHED BUNGALOW situated in a highly desirable cul de sac location in the heart of Bushey heath. The property has been subject to complete modernisation throughout and is offered with the benefit of no upper chain.

The accommodation comprises of entrance hall, 23'2 lounge, with patio doors to rear garden, modern fitted kitchen/breakfast room, large study/utility room, principle bedroom with fitted wardrobes and En suite shower room, further double bedroom, modern bathroom with WC, well maintained rear garden and driveway to front with parking for two/three cars.

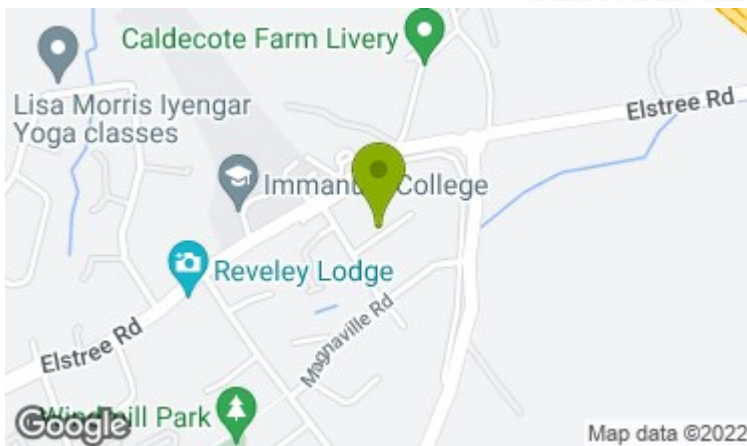


Ground Floor
Approx. 102.3 sq. metres (1101.4 sq. feet)



- Lounge/dining room
22'2 x 11' max (6.76m x 3.35m max)
- Kitchen/breakfast room
16'5 x 15' max (5.00m x 4.57m max)
- Bedroom One
13'3 x 11' (4.04m x 3.35m)
- Bedroom two
11'3 x 8'11 (3.43m x 2.72m)
- Office/utility room
22'2 x 5'10 (6.76m x 1.78m)

Total area: approx. 102.3 sq. metres (1101.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(69-80) C			
(55-68) D			
(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	



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