

# Aspen Place

Bushey Heath, WD23 1FW



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Offers In Excess Of £950,000

- Luxury Semi Detached House
  - Kitchen/breakfast room
- Living room with bi fold doors to garden
  - Bedroom one
  - 'His & hers' dressing rooms
    - En suite bathroom
  - Three further bedrooms
    - Shower Room
  - Landscaped rear garden
    - Off street parking





**Aspen Place**  
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JW & CO are delighted to present this SUBSTANTIAL FOUR BEDROOM TWO BATHROOM SEMI DETACHED HOUSE located on a quiet private turning in Bushey Heath. With its high specification and generous room sizes makes this property a perfect place to reside. The property was constructed in 2016, and has approximately four years remaining on its new build warranty.

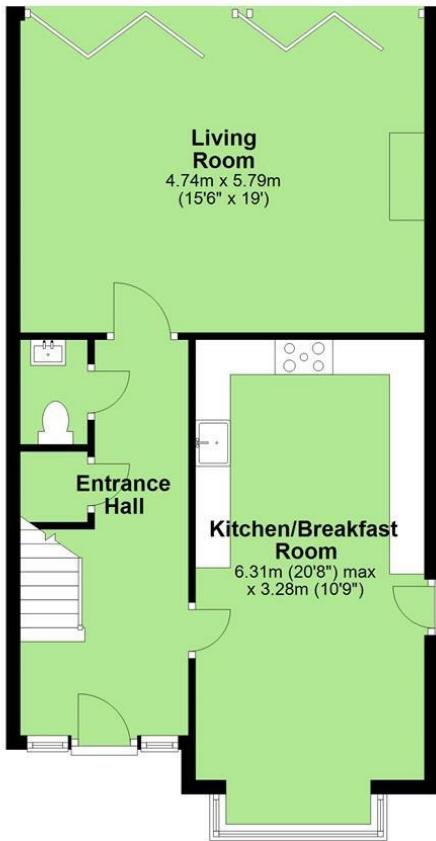
The accommodation is arranged over three floors and presented in excellent condition throughout. The ground floor accommodation comprises of a luxury fitted kitchen/breakfast with grey high gloss wall and base units with integrated appliances, downstairs WC, lounge with bi fold doors leading to the rear garden. To the first floor is the principal bedroom suite with 'his' and 'hers' walk in wardrobes and En suite bathroom, bedroom two with range of fitted wardrobes. To the second floor are two double bedrooms and additional shower room. Further benefits include CCTV system, home cinema system, Loxone smart home system for lighting, multiroom audio and security, ample storage, off street parking, private garden with side access.

Tenure- Freehold  
Council Tax band- G  
Service charge tbc

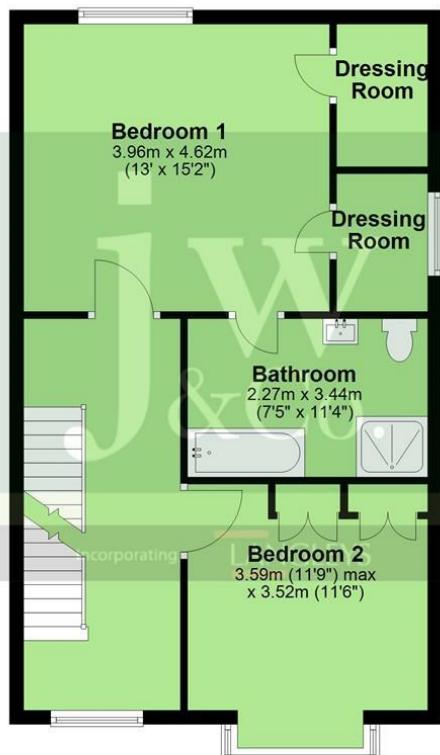


**Ground Floor**

Approx. 62.0 sq. metres (667.7 sq. feet)


**First Floor**

Approx. 58.6 sq. metres (630.7 sq. feet)


**Second Floor**

Approx. 51.0 sq. metres (549.1 sq. feet)



Total area: approx. 171.6 sq. metres (1847.5 sq. feet)


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.

**JW&Co Bushey Village**  
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**Kitchen/breakfast room**  
20'8" x 10'9" (6.30m x 3.28m)

**Living Room**  
19' x 15'6" (5.79m x 4.72m)

**Bedroom one**  
15'2" x 13' (4.62m x 3.96m)

**En suite shower room**  
11'4 x 7'5 (3.45m x 2.26m)

**Bedroom Two**  
11'9" max x 11'6" (3.58m max x 3.51m)

**Bedroom three**  
15'3" max x 15'2" (4.65m max x 4.62m)

**Bedroom Four**  
17'7" into bay x 11'10" (5.36m into bay x 3.61m)