

# The Rutts

Bushey Heath, WD23 1LN



ESTATE AGENT  
IN BUSHEY



# The Rutts

Bushey Heath, WD23 1LN

Guide Price £780,000

- Detached House
  - Lounge
- Kitchen/breakfast room
  - Family room
  - Cloakroom/WC
- Four double bedrooms
  - Shower room
  - Secluded rear garden
  - Double garage
  - Off street parking





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Introducing a **FOUR BEDROOM DETACHED FAMILY HOME**, ideally located in a highly sought-after road in Bushey Heath. This delightful property offers convenient access to a range of amenities, including shops, bus services, churches, and a synagogue, all within close proximity to the vibrant High Road. Commuting to London (Euston) is a breeze, thanks to the fast commuter services available from Bushey Station. Additionally, the nearby Stanmore Station offers direct connections to the West End via the Jubilee Line. Motorway access is also convenient, with Junction 5 of the M1 and Junctions 19, 20, and 21a of the M25 easily reachable.

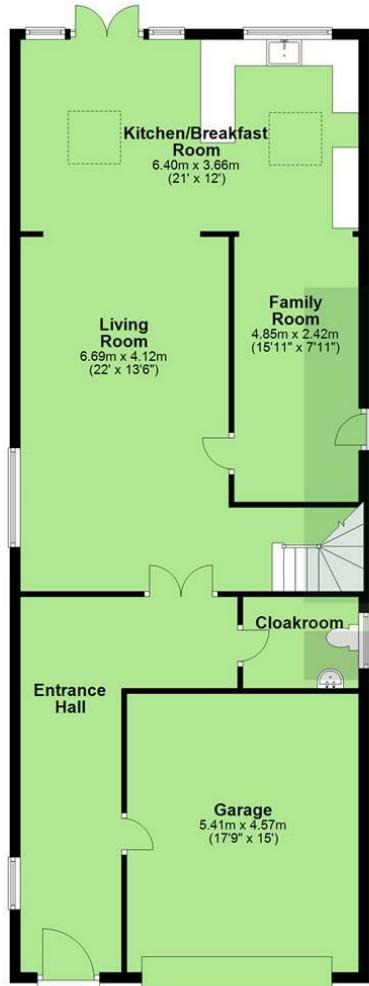
The spacious accommodation of this property is sure to impress. Upon entering, you are greeted by an inviting entrance hall, which leads to a convenient cloakroom and a double garage. The generous 22'3 lounge provides ample space for relaxation and entertaining. The fitted kitchen/breakfast room is a true highlight, featuring modern amenities and convenient doors opening onto the rear garden. Completing the ground floor is a family room, providing an additional versatile space for various needs.

Moving to the first floor, you will discover four well-proportioned double bedrooms, offering comfort and privacy for the whole family. Recently fitted, the shower room boasts contemporary fixtures and fittings, adding a touch of luxury to your everyday routine.

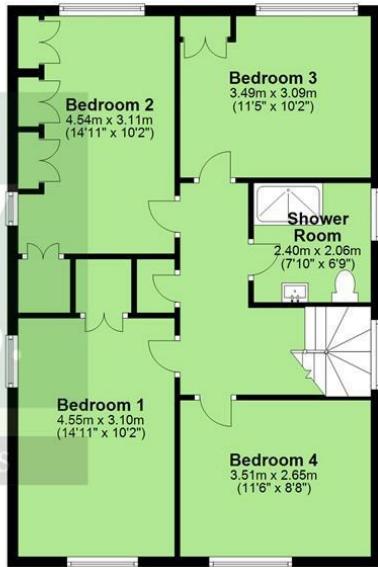
Externally, the property boasts a secluded and meticulously maintained rear garden, providing a tranquil retreat for outdoor enjoyment. The front of the property features a driveway, offering parking space for several vehicles.

This exceptional property has undergone various improvements, enhancing its overall appeal. Among these upgrades are a recently fitted kitchen, a newly installed boiler, and a seamless guttering system, all contributing to the modernisation and functionality of the home.





Total area: approx. 184.5 sq. metres (1986.4 sq. feet)



**JW&Co Bushey Heath**  
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**Lounge**  
22'3 x 13'6 (6.78m x 4.11m)

**Kitchen/breakfast room**  
22' x 12' (6.71m x 3.66m)

**Family room**  
15'11 x 7'11 (4.85m x 2.41m)

**Bedroom One**  
14'11 x 10'2 (4.55m x 3.10m)

**Bedroom Two**  
14'11 x 10'2 (4.55m x 3.10m)

**Bedroom Three**  
11'5 x 10'2 (3.48m x 3.10m)

**Bedroom Four**  
11'6 x 8'8 (3.51m x 2.64m)

**Shower room**  
7'10 x 6'9 (2.39m x 2.06m)

**Double garage**  
17'9 x 15' (5.41m x 4.57m)

**Rear garden**  
32' x 32' (9.75m x 9.75m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		81
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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