



The Birches Bushey, WD23 4TW Asking price £850,000

Situated on a quiet no through road, this spacious four-bedroom family home is ideally positioned within easy reach of Bushey High Street and Bushey Heath, offering a great balance of quietness and convenience.

The property is particularly well located for families, falling close to Bushey Meads Secondary School. Excellent road links are also nearby, with straightforward access to both the M1 and M25.

Inside, the house offers generous and versatile accommodation throughout, including four well-proportioned double bedrooms, two bathrooms (one en-suite), two reception rooms, a large kitchen/diner, and a downstairs WC. Outside, there is a private rear garden and driveway parking.

An internal viewing is highly recommended to fully appreciate the space, layout and location this home has to offer.



NOTICE -

1. These particulars are provided for guidance only and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct, but should not be relied upon as statements of fact.
3. Prospective purchasers or tenants must satisfy themselves as to the accuracy of the information by inspection, survey, searches, enquiries or otherwise.
4. All measurements are approximate and for guidance only and should be rechecked before incurring any expense.
5. The agent has not tested any services, systems, appliances, fixtures or fittings and purchasers are advised to have these checked by a suitably qualified person.
6. Any reference to planning permission, building regulations or other consents does not confirm that such consents have been obtained.
7. Photographs are for illustrative purposes only and may not fully represent the property.
8. In accordance with Anti-Money Laundering Regulations, successful applicants will be required to provide proof of identity and address.

- Four Bedrooms
- Drive for 2 Cars





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	75		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	