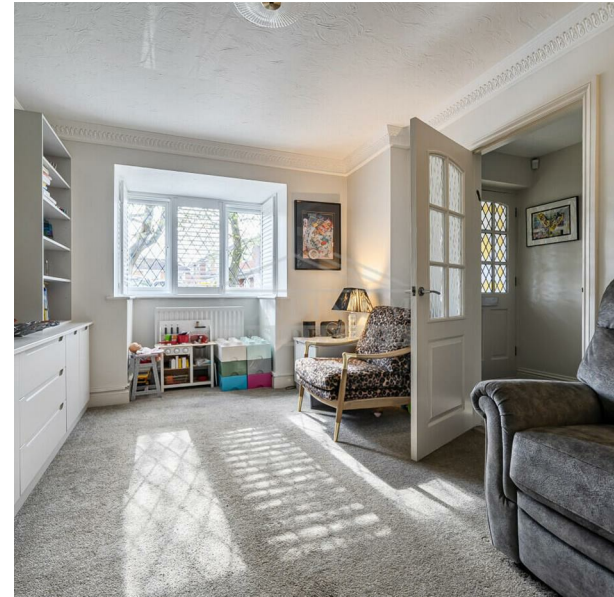


Woburn Close, Bushey, WD23
Asking Price £1,195,000



Woburn Close, Bushey, WD23

Asking Price £1,195,000

A charming family home on a peaceful cul-de-sac, offering privacy, space and future potential in the heart of Bushey.

Tucked away in a peaceful cul-de-sac on the sought-after Woburn Close in Bushey, this attractive four-bedroom family home boasts charming mock-Tudor frontage and excellent living space throughout.

The property benefits from a large private driveway leading to a double garage, providing ample off-street parking. There is also scope to extend the ground floor (subject to the usual planning permissions), offering exciting potential for future enhancement.

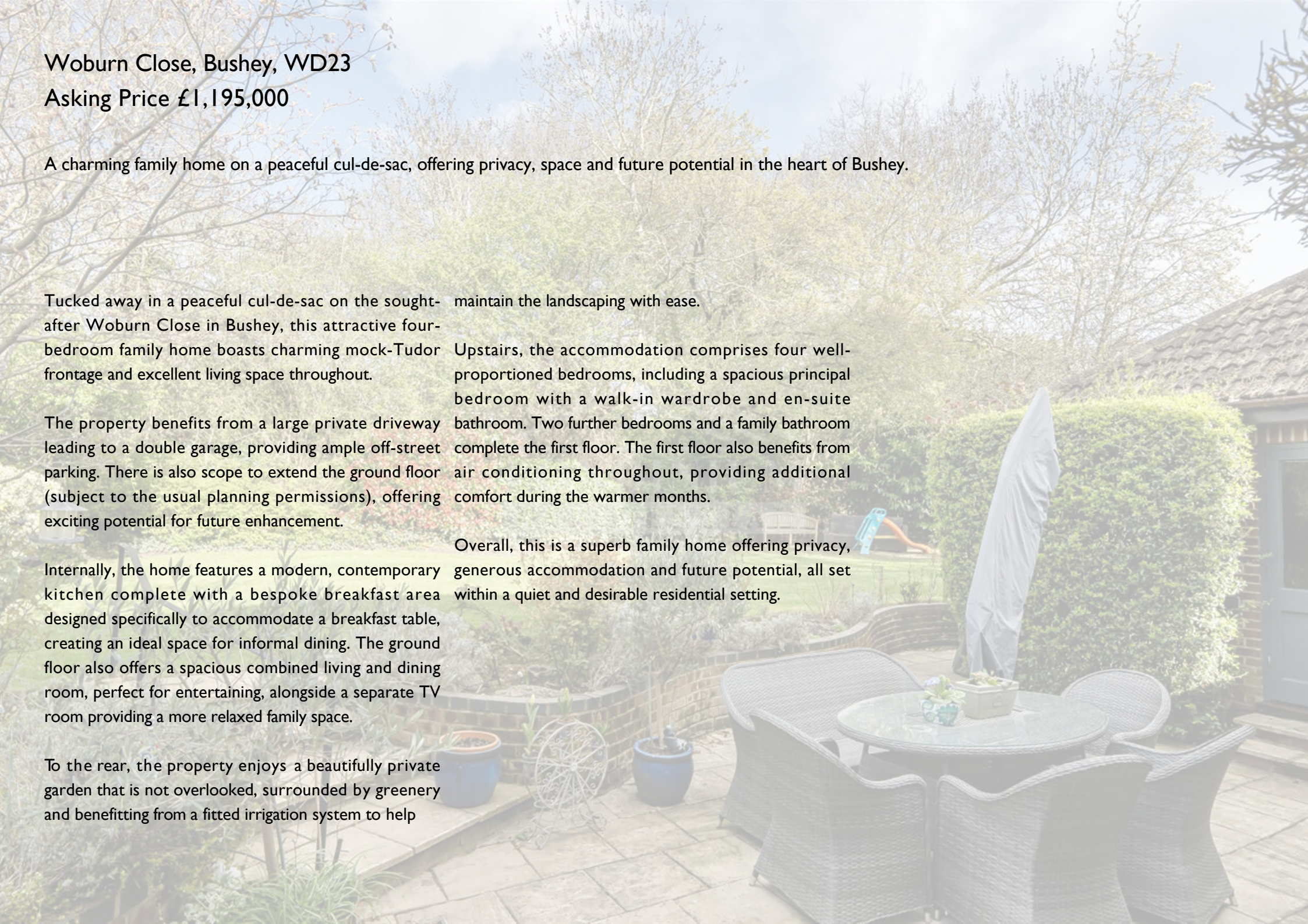
Internally, the home features a modern, contemporary kitchen complete with a bespoke breakfast area designed specifically to accommodate a breakfast table, creating an ideal space for informal dining. The ground floor also offers a spacious combined living and dining room, perfect for entertaining, alongside a separate TV room providing a more relaxed family space.

To the rear, the property enjoys a beautifully private garden that is not overlooked, surrounded by greenery and benefitting from a fitted irrigation system to help

maintain the landscaping with ease.

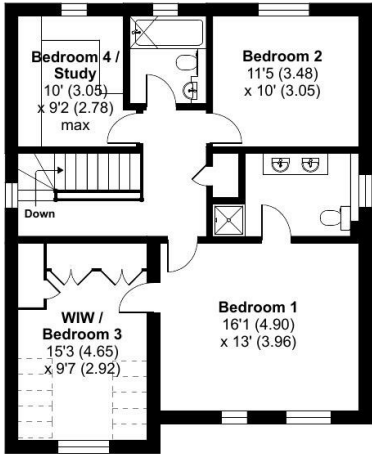
Upstairs, the accommodation comprises four well-proportioned bedrooms, including a spacious principal bedroom with a walk-in wardrobe and en-suite bathroom. Two further bedrooms and a family bathroom complete the first floor. The first floor also benefits from air conditioning throughout, providing additional comfort during the warmer months.

Overall, this is a superb family home offering privacy, generous accommodation and future potential, all set within a quiet and desirable residential setting.





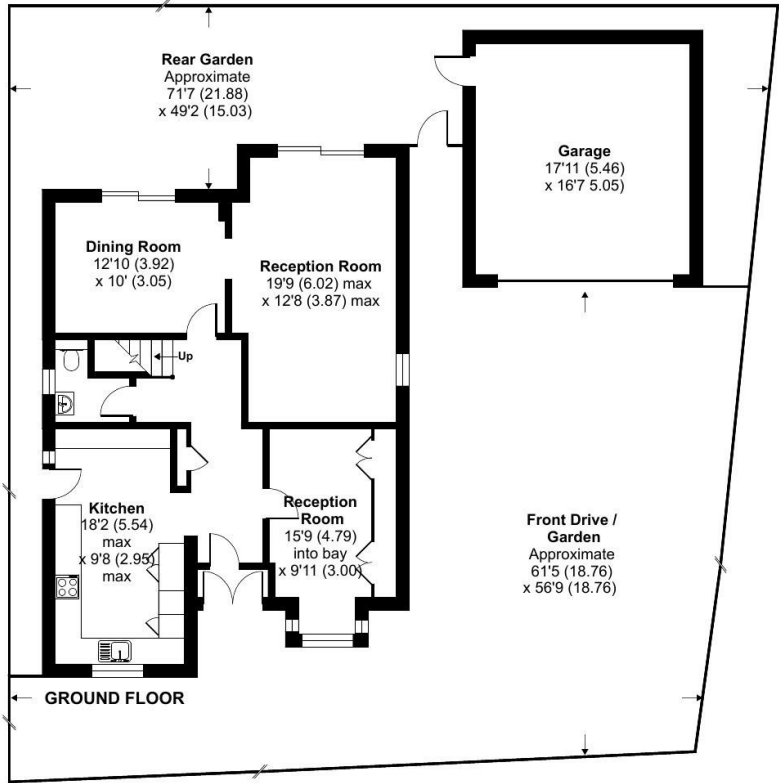
Woburn Close, Bushey, WD23



FIRST FLOOR

Approximate Area = 1718 sq ft / 159.6 sq m
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Garage = 300 sq ft / 27.8 sq m
Total = 2041 sq ft / 189.6 sq m
For identification only - Not to scale
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Londinium Residential. REF: 1436864



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	