



**BENJAMIN  
STEVENS.**  
estate agents



**Clay Lane, Bushey WD23 1NZ**

**Asking Price £625,000**

An extended THREE BEDROOM, TWO RECEPTION ROOM SEMI DETACHED HOUSE situated on a sought after residential road in the heart of Bushey Heath, Conveniently located and within walking distance to all local shopping and transport facilities. The property is in need of modernisation and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Morning Room, Lounge/Dining Room, Kitchen, Three Bedrooms, Bathroom, Separate WC, Secluded Rear Garden, Off Street Parking.

THE PROPERTY HAS THE ADDED BENEFIT FROM HAVING FURTHER POTENTIAL TO EXTEND STPP  
CHAIN FREE

# Clay Lane, Bushey WD23 1NZ

## Exterior:



## Lounge/Dining Room:



## Morning Room:



## Lounge/Dining Room:



## Morning Room:



## Kitchen:



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**Kitchen:**



**Bedroom Two:**



**Bedroom One:**



**Bedroom Two:**



**Bedroom One :**



**Bedroom Three:**



# Clay Lane, Bushey WD23 1NZ

## Bedroom Three:



## Garden:



## Bathroom:



## Exterior Rear:



## Separate WC:

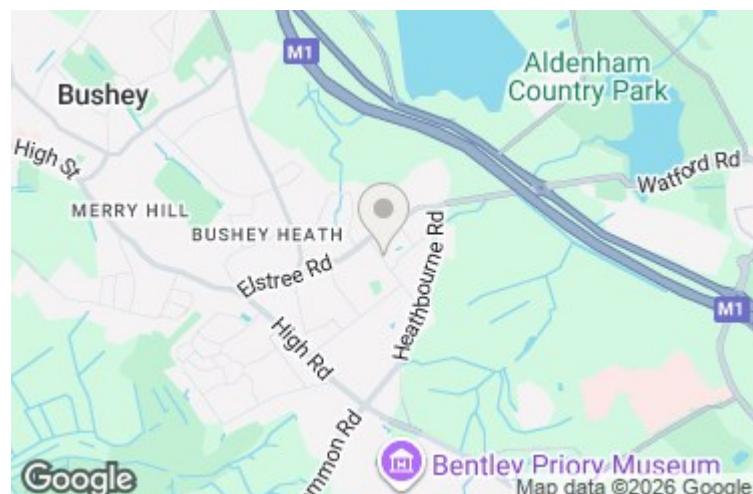


## Tenure:

This is a freehold property. Council Tax Band E £2,798 per annum. As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

## Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



# Clay Lane, Bushey Heath, Bushey, WD23



Approximate Area = 1154 sq ft / 107.2 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1244 sq ft / 115.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025. Produced for Benjamin Stevens. REF: 1358225.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	