



Kingshill Close, Bushey, WD23 4AF

£950,000 Freehold

This superb 5 BEDROOM DETACHED family home built just 3 years ago offers ample living accommodation throughout and is a great example of a good new build. On entering the property you will find a large hallway which has access into all rooms on the ground floor of the house comprising of a spacious living room with bay window, a very large open plan Kitchen/dining area with doors leading to rear garden, on the right there is a large cloak cupboard and a guests WC. The first floor offers a family bathroom, 4 spacious double bedrooms 3 of which offer large fitted wardrobes and a generous ensuite to the master. All rooms are accessible off the spacious landing with stairs leading up to the second floor which boasts an excellent fifth double bedroom with another ensuite shower room and huge storage cupboards built into the eaves. Also on the second floor is a separate storage room. To front of the property a pleasant front garden bordered by tall shrubbery and to the rear a pleasant lawn and stone paved patio area. This is a warm home with plenty of natural light throughout suitable for any family, with a separate double garage accessible from the rear garden and a driveway to park. Viewing highly recommended.

- 5 bedrooms
- Detached property
- Beautifully presented throughout
- Open plan kitchen/dining area
- Plenty of natural lighting
- Driveway parking
- Double garage
- Standard broadband: Up to 17Mb (Estimated 13Mb)

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of the statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.

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- Tenure:
Freehold
- Local Authority:
Hertsmere Borough Council
- Approx floor area:
1987 sqft
- Council Tax:
Band G

- Nearest Train Station:
1.7 miles to Bushey
- Nearest Underground Station:
3.6 Watford Metropolitan
- Distance to Town Centre:
2.4 miles to Watford High Street
- Distance To Motorway:
2.3 miles to M1 Junction 5

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC