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39 Bushey Hall Road, Bushey, WD23 2EE
Guide price £880,000

*A splendid detached dwelling occupying a generous sized plot, positioned well for easy access to Watford town centre, transport links and good schooling. This lovely home combines a cleverly thought out floorplan with contemporary features, plus a ground floor layout designed for living, with multiple areas that maximise space for the whole family. The large open ground floor living accommodation offers practical areas which flow and connect with ease of effort including a dining area, a 21ft family room and kitchen/breakfast room. A separate 14ft lounge can be found to the front of the property allowing for private living. Feature fireplaces in each of the reception areas makes for a cosy and comfortable space, perfect when relaxing or entertaining. The Country style kitchen/breakfast room complete with barn style door has a homely feel where the family can come together within a casual atmosphere. A cloakroom and utility room completes the ground floor. On the first floor the master bedroom is served by a stylish en-suite bathroom and has a dressing area. The lovely family bathroom serves the remaining three bedrooms. A block paved driveway to the front of the property allows for off road parking for two/three cars which in turn leads to the garage. The pretty enclosed rear garden is stocked with a variety of mature plants, trees and shrubs.*Please note cinema system not included in sale price**



Introduction

Accommodation Comprises, Entrance Porch, Entrance Hallway, Cloakroom, Family Room, Dining Room, Lounge, Kitchen/Breakfast Room, Utility Room, Four Bedrooms, En-Suite To Master, Family Bathroom, Front and Rear Gardens, Garage & Parking.





Ground Floor Accommodation

Entrance Porch

Door to front aspect.

Entrance Hallway

Amtico flooring. Radiator.

Cloakroom

Low level wc. Porcelain tiled flooring. Wash hand basin with vanity unit. Chrome heated towel rail. Double glazed window to side aspect.

Family Room

Double glazed window to front aspect. Carpet. Radiator. Gas fireplace. Storage units.

Dining Room

Feature gas fireplace. Carpet. Radiator.

Lounge

Double glazed patio doors to rear aspect. Digital gas fireplace. Wood flooring. Radiator. Custom projector with retracting projector screen and surround sound system.

Kitchen/Breakfast Room

Stylish kitchen with range of wall and base units. Black American walnut work surfaces. One bowl stainless steel sink with drainer. Breakfast bar. Space for oven with cooker hood above. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher. Space for fridge freezer. Radiator. Tiled flooring. Stable door to rear aspect. Double glazed window to side and rear aspect.

Utility Room

Door leading into garage. Wall and base units with work surfaces over. Tiled flooring.







First Floor Accommodation

Landing

Double glazed window to side aspect. Radiator. Loft access. Carpet.

Master Bedroom

Double glazed window to rear aspect. Radiator. Carpet. Built in wardrobes.

En- Suite

Double glazed window to side aspect. Low level wc. Bath with mixer tap and shower attachment. Wash hand basin. Chrome heated towel rail. Walk in shower cubicle. Under floor heating. Extractor fan.

Bedroom Two

Double glazed window to side and front aspect. Carpet. Radiator.

Bedroom Three

Double glazed window to rear aspect. Radiator. Carpet.

Bedroom Four

Double glazed window to front aspect. Carpet. Radiator.

Family Bathroom

Suite comprising Low level wc. Bath with mixer and shower attachment. Wash hand basin in vanity unit. Radiator. Tiled flooring. Windows to side aspect. Under floor heating.



Exterior

Front Garden

Brick paved front garden with parking for two cars.

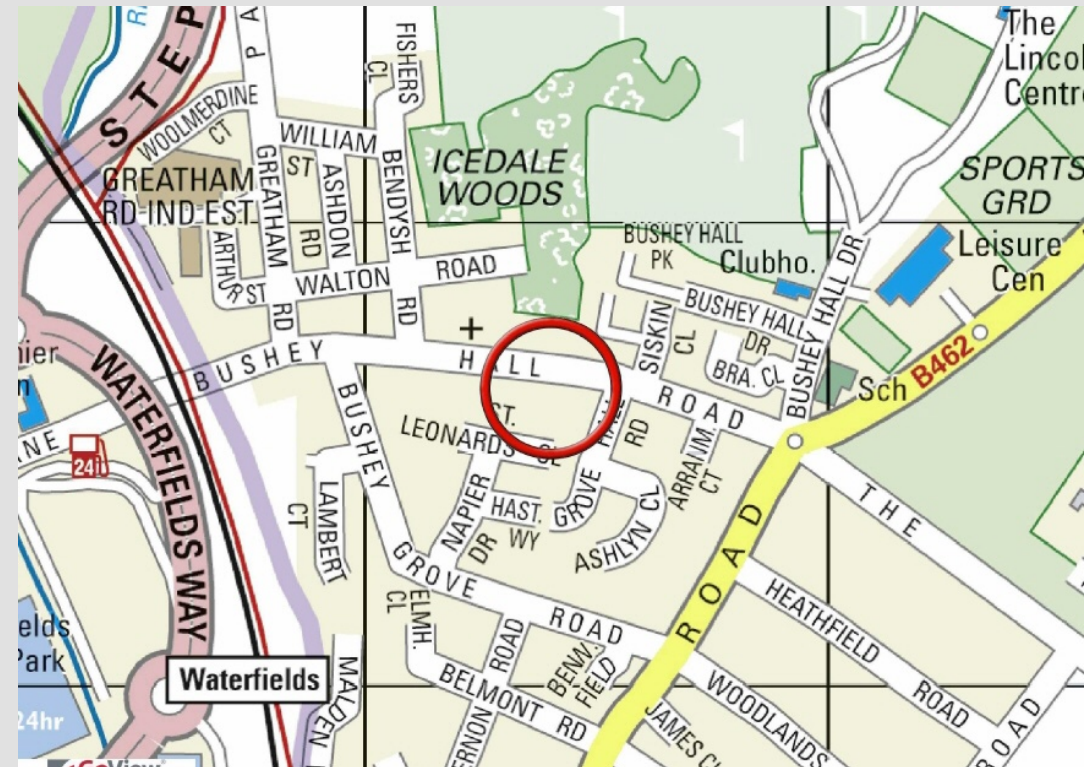
Rear Garden

Mostly laid lawn with patio area. Side access. Lighting. Gazebo. Garden Shed.

Garage

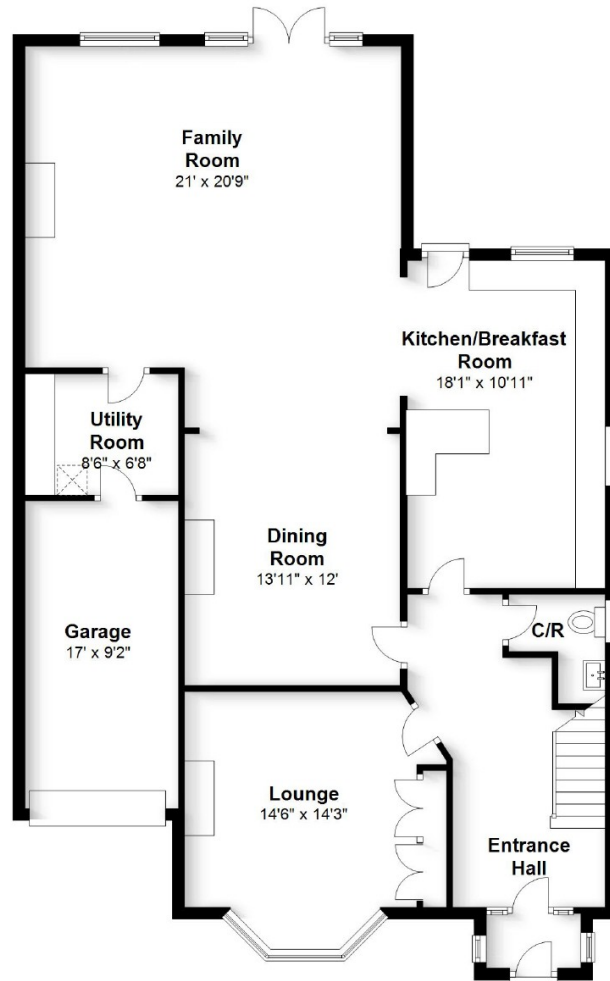
Electric up and over garage with lighting and power. Door leading into utility room.

Energy Performance Certificate: D



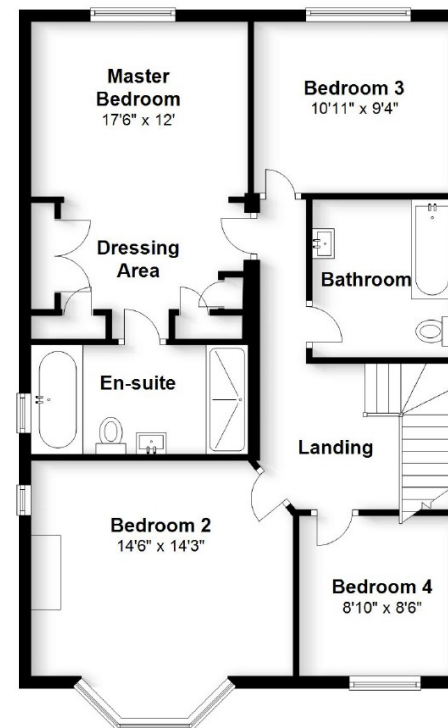
Ground Floor

Approx. 1372.3 sq. feet



First Floor

Approx. 857.5 sq. feet



Total area: approx. 2229.8 sq. feet

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Why Cassidy & Tate

At Cassidy & Tate we pride ourselves on delivering a simple, straight forward and fully transparent service which is delivered by all personnel with the utmost professionalism and a supreme level of customer assistance. We provide an extensive range of services to facilitate all aspects of buying and selling such as independent mortgage advice and legal advice. We are very much a business with personal service at heart and understand how best to support our clients throughout the process. Maintaining a high calibre of

personnel is a core value of Cassidy & Tate. Boasting a combined level of experience within Hertfordshire and London spanning over 50 years, we can provide specialist advice in all aspects of Residential Sales and Lettings, Commercial, New Home and Land sales. The key to our success is extensive local knowledge combined with the fusion of both, traditional estate agency and cutting edge techniques. We operate from ultra modern offices and use the latest technology to assist us, including social media. Professional

photography and floor plans are used as standard to produce an unrivalled property prospectus as we passionately believe first impressions speak volumes.

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Council Tax Rating

Hertfordshire County Council

Council Tax Band

F

Council Tax Charge

£2091





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