

# Flora Road, Bushey

## Offers In Excess Of £650,000 (Freehold)



Nestled within a tranquil and meticulously maintained private development established in 2015, this inviting 4-bedroom semi-detached residence offers a haven for family living. Situated within a short stroll from local amenities and just 0.8 miles from Watford High Street train station and Bushey station, it is convenience at your fingertips. Additionally, the vicinity boasts Radlett Road playing fields, Watford shopping centre, Tesco Extra, and an array of amenities, ensuring an ideal locale. Local Schools to the property include the highly sought after Watford Grammar for both Girls and Boys and Queens school is also close by.

Inside, the property has been thoughtfully enhanced by its current owner, showcasing modern comforts including underfloor heating throughout the ground floors and bathrooms, an upgraded kitchen, a landscaped rear garden, and fitted wardrobes.

Spanning three floors, the versatile layout comprises an entrance hall, a kitchen/dining room, a generously proportioned lounge, and a guest WC on the ground floor. The first floor hosts the master bedroom with an en-suite shower room, a family bathroom, a second double bedroom, and a single room currently utilized as an office/dressing room. Ascend to the top floor to discover a spacious and airy bedroom, offering versatility as a playroom or additional entertaining space.

The property is still under the NHBC Warranty until August 2025.

Externally, the property features a private and designated driveway to the rear with parking for two cars and a facility for charging electric vehicles. The property is also complemented by visitor spaces for guests. The rear garden has been transformed to offer a serene retreat, boasting a patio, decking area perfect for entertaining, and a sizable shed, completing the picture of an idyllic family abode.

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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.













Approx Gross Internal Area  
109 sq m / 1169 sq ft



Ground Floor  
Approx 42 sq m / 448 sq ft

First Floor  
Approx 41 sq m / 444 sq ft

Second Floor  
Approx 26 sq m / 276 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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	