



## Elstree Road Bushey £1,100,000

An immaculately presented, five bedroom detached house with over 2200 ft of space available with Davidson Frost-Wellings.

Downstairs the house has a modern, eat-in kitchen with separate utility room, perfect for families. There is also a large and bright reception and dining room with a wall of bifolding doors leading to the rear garden, a skylight and windows to ensure natural light throughout the day. In addition there is study (or possible downstairs bedroom), guest WC and integrated garage.

Upstairs there are five bedrooms and three bathrooms off an impressive and bright landing. Bedrooms include the master suite with dressing room and ensuite bathroom, four further bedrooms with built-in wardrobes and two family bathrooms.

The house is available with off street parking for multiple cars, an electric car charger, side access to the garden, a plumbed irrigation system for the front and rear gardens, and in an enviable location for local schools including Immanuel College, and the local shops, cafes and amenities on Bushey High Street.

Hertsmere Council Tax Band G.

- Five/Six Bedrooms
- Three Bathrooms
- Dine-In Kitchen
- Large Reception
- Off Street Parking
- Detached Freehold

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



5



3



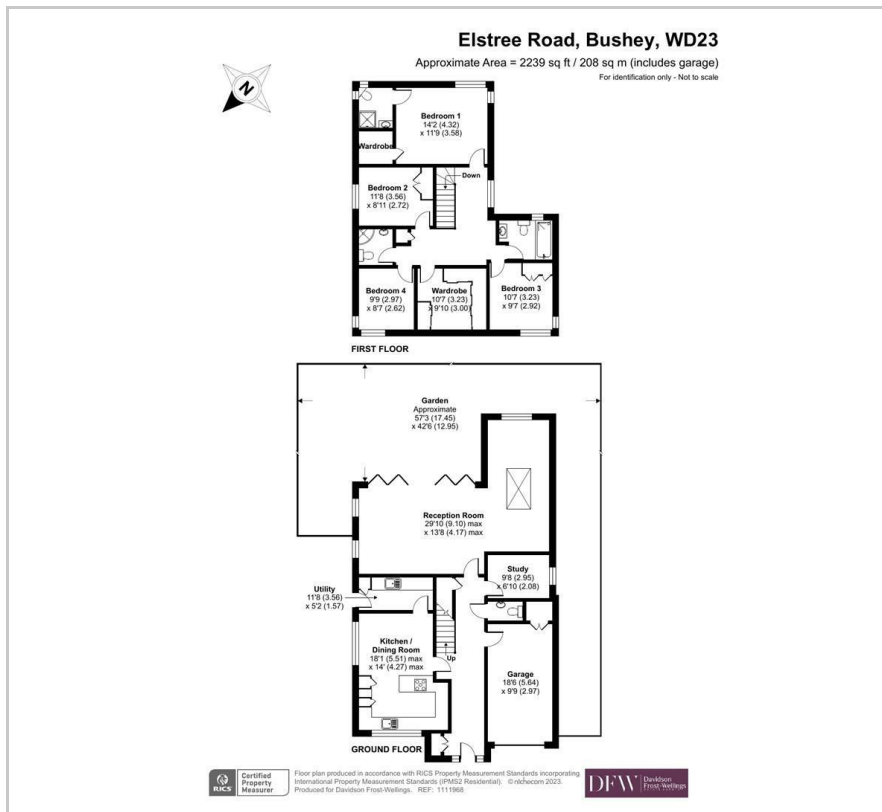
2



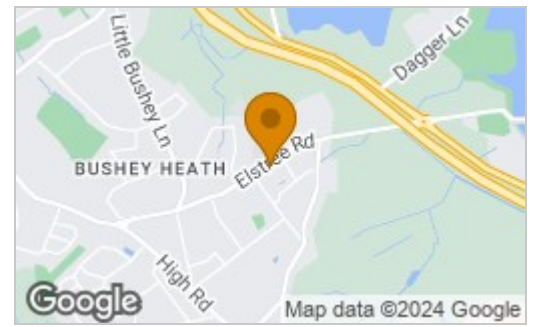
C



# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.