



Thomas Lodge, Mostyn Road, Bushey, WD23 3PN

Price £1,055,000 Freehold

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 ChurchillsBushey



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Thomas Lodge, Mostyn Road, Bushey, Hertfordshire, WD23 3PN

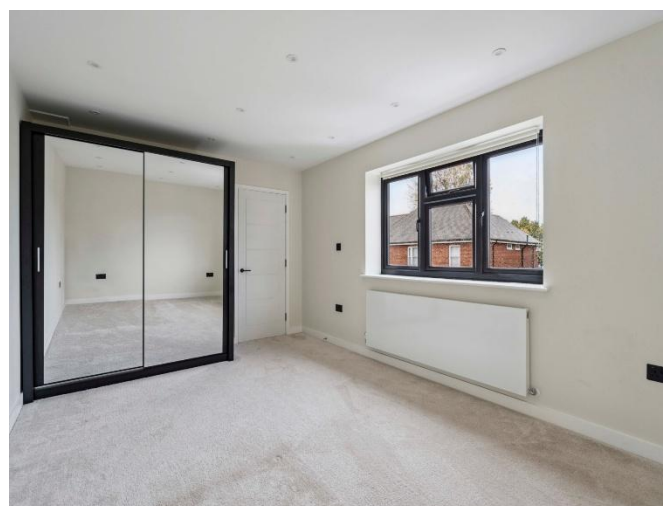
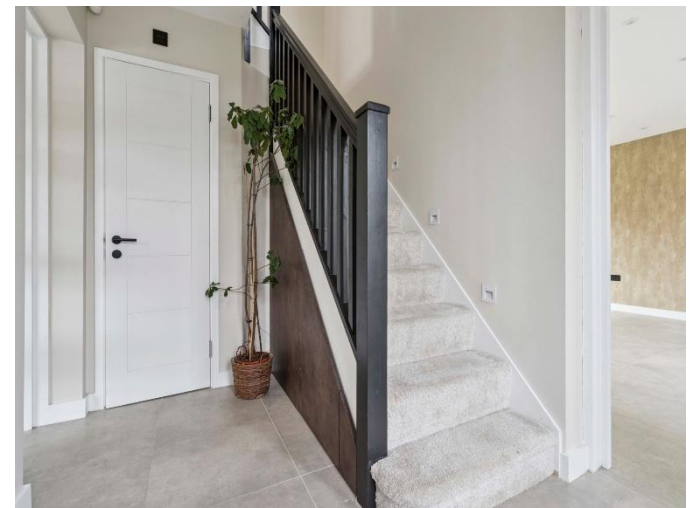
- Luxurious 5 Bed 3 Bathroom Detached Residence
- Situated On An Exclusive Private Road
- 10 Year New Build Warranty
- Contemporary Kitchen & Bathrooms
- SMART Home Features Throughout
- Landscaped Rear Garden
- Own Driveway With Parking For 2 Cars
- Close To Well Regarded Schools, Local Shops & Transport Links
- Council Tax Band F - Hertsmere Borough Council
- Energy Rating: B

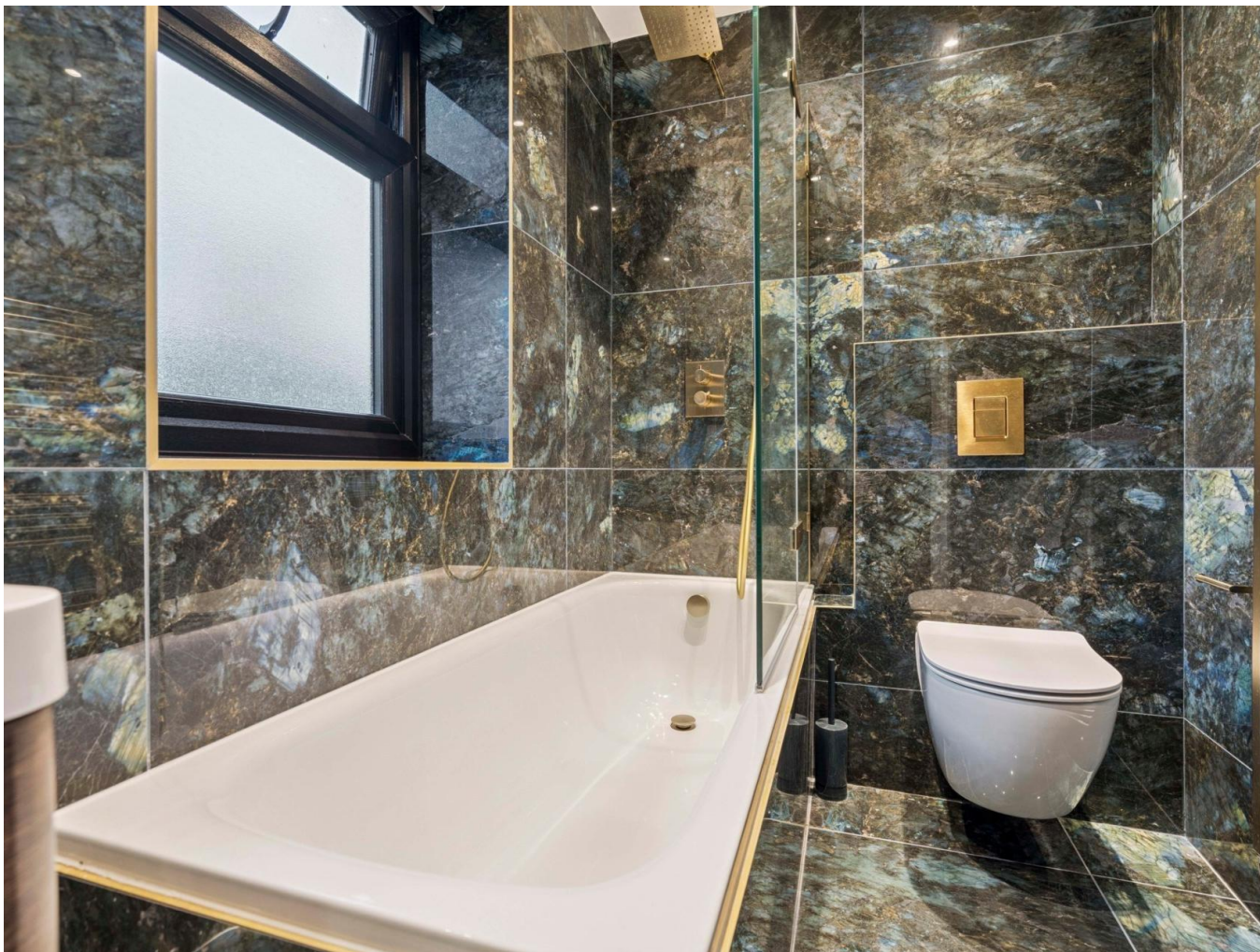
This outstanding new build detached residence is perfectly positioned on an exclusive private road, offering a truly luxurious lifestyle in a prestigious setting. Immaculately designed and finished to an exceptional standard, this impressive home boasts five spacious double bedrooms, including two elegant principal suites with beautifully appointed en suite shower rooms, alongside a sumptuous luxury family bathroom.

At the heart of the home lies a breathtaking 22ft kitchen/ breakfast room, a statement of contemporary design, ideal for both sophisticated entertaining and everyday family living. A separate utility room and a stylish cloakroom add to the home's refined practicality.

The exterior is impressive, with a rear garden complemented by generous off street parking. Offered with no upper chain, this exquisite residence presents a rare opportunity to acquire a brand new, high specification home in one of the area's most desirable and private locations.





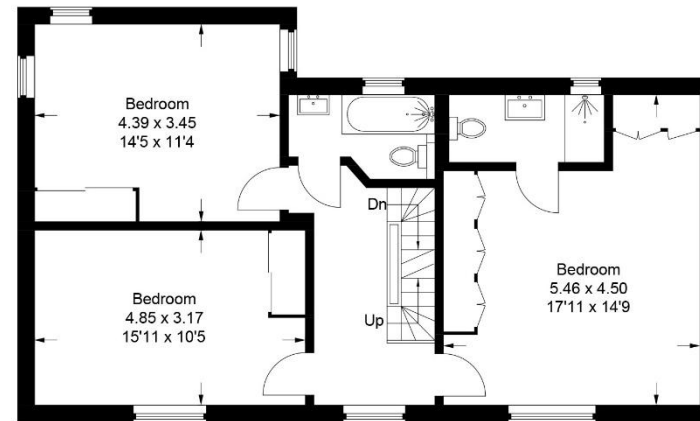
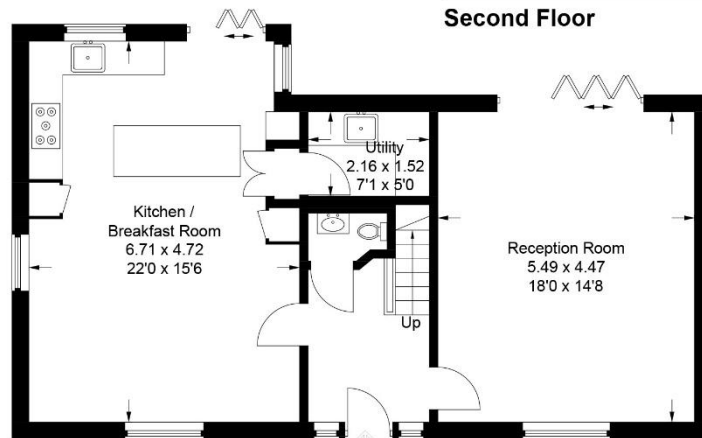
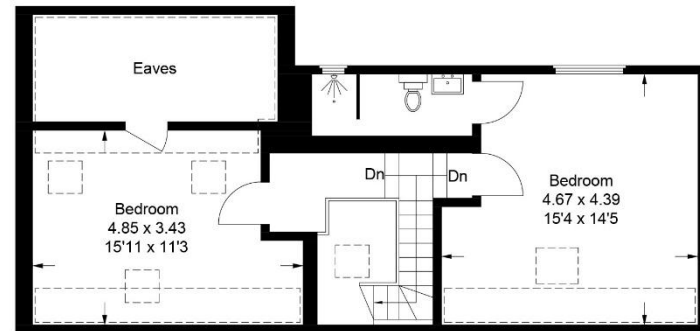




PRIVATE ROAD: The vendor has informed us that the private road is managed by the residents' management company, **Mostyn Road Bushey Residents Company Limited** and is subject to an annual service charge of £993.63

Thomas Lodge, Mostyn Road

Approximate Gross Internal Area
 Ground Floor = 71.1 sq m / 765 sq ft
 First Floor = 70.3 sq m / 757 sq ft
 Second Floor = 57.1 sq m / 615 sq ft
 Total = 198.5 sq m / 2,137 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A	91	91
(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	

Part of the **F** fairfield family

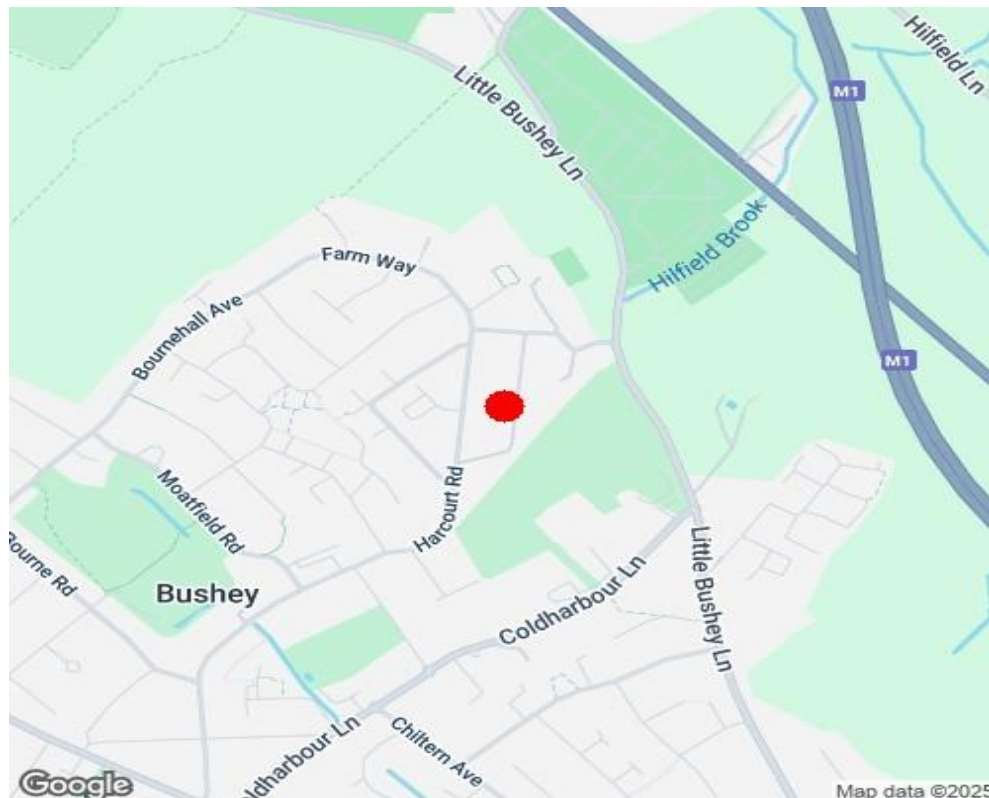


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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.