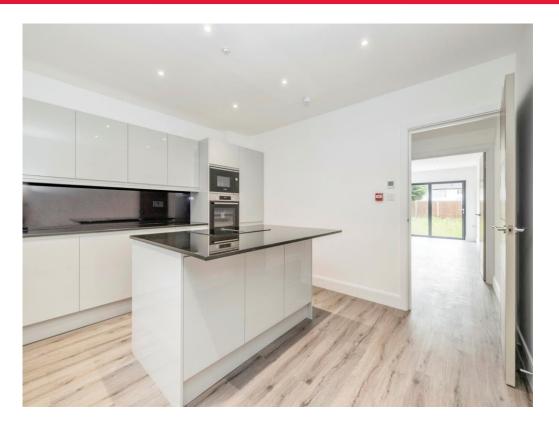


Connells

Silverdale Road Bushey

# Silverdale Road Bushey WD23 2LZ







### **Property Description**

Nestled within the picturesque setting of Silverdale Road, this exquisite 5-bedroom ECO-Friendly residence epitomises modern luxury amidst a charming village atmosphere. Boasting a seamless blend of contemporary design and eco-conscious features, this home offers a lifestyle of unparalleled sophistication and sustainability.

# **Eco-Elegance:**

Immerse yourself in a world of sustainability with fully electric configurations, paired with underfloor heating and state-of-the-art heat source pumps, ensuring not just comfort but also a profound commitment to the environment.

### **Luxury At Your Fingertips**

Delight in the finer things with deluxe amenities like a Quooker hot tap and water softener, adding a touch of indulgence to your daily routine, while effortlessly blending functionality with sophistication.

# **Contemporary Chic**

Step into a realm of modern elegance, where spacious living areas and chic finishes create an atmosphere of refined luxury, setting the stage for a lifestyle defined by both comfort and style.

### **Space To Thrive**

Retreat to generously proportioned bedrooms and sumptuous bathrooms, offering sanctuary and relaxation amidst the hustle and bustle of modern life, ensuring that every moment spent at home is a moment well cherished.

#### Kitchen

13' 10" x 13' (4.22m x 3.96m)

### Lounge

18' 8" x 13' (5.69m x 3.96m)

# **Reception Room / Bedroom Five**

18' 7" x 13' 1" ( 5.66m x 3.99m )

### Study

10' 1" x 8' 10" ( 3.07m x 2.69m )

### Cloakroom

**Bedroom One** 

13' 6" x 13' 1" ( 4.11m x 3.99m )

#### **En-Suite**

**Bedroom Two** 

13' 1" x 8' 9" ( 3.99m x 2.67m )

#### **Bedroom Three**

12' 6" x 11' 3" ( 3.81m x 3.43m )

#### **Bedroom Four**

11' 4" x 7' 4" ( 3.45m x 2.24m )

#### Bathroom

**Shower Room** 

#### Kitchen

Contemporary handless high gloss units with soft-close doors and drawers

Quartz work tops

BOSCH Electric Oven and induction hob with built in extractor fan

BOSCH Integrated appliances including dishwasher, washer dryer & microwave

**BLANCO** sink

Quooker hot tap

Space for Fridge /Freezer

# **Flooring**

Amtico wood effect flooring to kitchen, hallway and bedrooms

Carpets in grey to stairs

#### **Bathroom & Ensuite**

Contemporary and stylish bathrooms

Wall mounted basin with Grohe chrome mixer taps

White bath with Grohe bath filler, stylish fixed wall mounted shower and glass bath screen to one bedroom apartments

Ensuite - large shower enclosure with Grohe fixed overhead rose and hand held shower with wall mounted controls

Back to wall soft close WC with Geberit flush system

Polished chrome ladder towel rail Ceramic floor and wall tiling Grohe chrome taps and shower HIB LED mirror

# Tiling

Ceramic marble effect tiles in Bathrooms, Ensuite and WC

Full tiling to Bathroom, Ensuite and WC

### **Heating And Insulation**

Ceilings to be painted in white emulsion and all internal walls in white emulsion

Graphite PVCU windows

White Sanitary ware

Contemporary style internal doors

Standard BT points in Hall and Lounge

TV and network points in main rooms

Smoke and CO2 detection

Fire alarm and Imist systems
Intruder alarm

#### General

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TV and network points in main rooms

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Fire alarm and Imist systems

Intruder alarm

### **External**

Garden laid to turf

Patio area

Outside Tap

External lighting

### **Electric Car Charging Point**

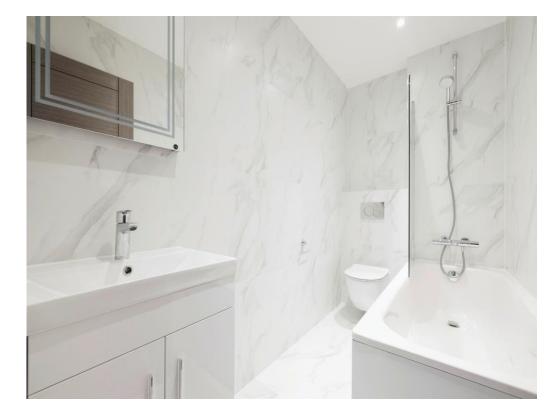
Each home benefits from your own charging point, seamlessly integrated into the property's infrastructure, offering convenience and eco-friendliness for your transportation needs.

#### **Decade Of Assurance**

Enjoy peace of mind with a comprehensive 10-year warranty on the structure of your home, along with a 2-year warranty on appliances, providing assurance for worry-free living from day one.

#### **Prime Location**

Situated in the heart of Bushey Village, with its blend of attractive period and modern homes, this property enjoys proximity to a

















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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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