







## Property Description

Connells are delighted to welcome this impressive and characterful residence situated in a desirable location in Bushey Heath, set on a substantial corner plot with mature gardens and a carriage driveway.

The ground floor offers exceptional versatility with four spacious reception rooms and downstairs cloakroom. The heart of the home is a welcoming kitchen/diner complete with walk-in larder and a separate utility room. Upstairs, the standout feature is the impressive master suite comprising a large bedroom with access to a private balcony overlooking the rear garden, a walk-in wardrobe, and an en suite. There are four further bedrooms on this floor, including another en suite shower room and a family bathroom. The top floor offers three additional rooms, perfect for use as bedrooms, guest suites, or hobby spaces, as well as a further bathroom.

Outside, the front garden features a sweeping carriage driveway with space for multiple vehicles. The mature rear garden offers a superb space for family living and entertaining.

The ideal family home, this property is conveniently located with access to several transport links. The property is also close by to the vibrant Bushey Heath High Road with its shops and eateries. Watford High Street shopping centre is also just drive away providing further shops, amenities and entertainment facilities.

A rare opportunity to acquire a substantial and versatile home in a sought-after setting. Please contact Connells today.

## Entrance Hall

Door to front aspect, radiator.

## Lounge

Window to rear aspect, door to garden, open fireplace, television point, radiator.

## Dining Room

Window to front aspect, open fireplace, radiator.

## Music Room

Window to rear aspect, door to garden,

## Kitchen

Two window to front aspect, two windows to side aspect, fitted kitchen with wall and base units, two bowl sink with drainer, fridge/freezer, gas oven, gas hob, large larder area with window to front aspect.

## Utility Room

Window to side aspect, door to side aspect, washing machine, tumble dryer, megaflo boiler and one bowl sink with drainer.

## Cloakroom

Window to rear aspect, vanity unit with wash hand basin, WC, radiator.

## Study

Window to rear aspect, radiator, television point.

## First Floor Landing

Window to front aspect.

## Bedroom 1

Window to rear aspect, door to balcony, television point. door to walk-in-wardrobe dressing room with window to side access.

## Ensuite

Window to front aspect, bath with mixer taps, shower cubicle, vanity unit with wash hand basin, WC, tiled, heated towel rail.

## Bedroom 2

Window to rear aspect, radiator.

## Ensuite

Window to rear aspect, shower cubicle, vanity unit with wash hand basin, WC, heated towel rail.

## Bedroom 4

Window to rear aspect.

## Bedroom 6

Window to side aspect. Currently set up as a reception room for bedroom 2.

## Bedroom 7

Window to front aspect, radiator.

## Bathroom

Window to front aspect, bath with mixer taps, shower cubicle, wash hand basin, tiled,

storage cupboard.

## Second Floor

## Bedroom 3

Window to rear aspect, radiator.

## Bedroom 5

Skylight window.

## Bedroom 8

Skylight window.

## Ensuite

Bath, wash hand basin, WC, eves storage.

## Outside

## Front Garden

Carriage driveway with parking for numerous vehicles.

## Rear Garden

Mature garden laid to lawn.











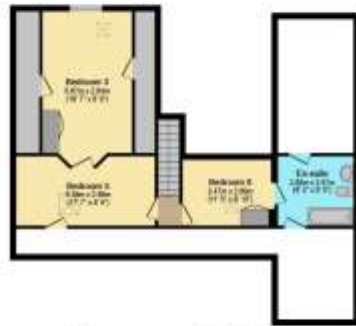




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 310.3 m<sup>2</sup> (3,340 sq.ft.) approx

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](http://www.focalagent.com)

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86 High Street  
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EPC Rating: D Council Tax  
Band: F

Tenure: Freehold

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