







## Property Description

Located on the sought-after Richfield Road in prime Bushey Heath, this beautifully presented family home offers generous living space and excellent convenience. With top-performing schools, local amenities and transport links just moments away, it's ideally suited for growing families and commuters alike.

The property boasts three bedrooms, one modern bathroom and two spacious reception rooms, offering versatility and comfort throughout. A newly installed boiler (2020) and high decorative standards ensure the home is ready to move into, with a bright and welcoming atmosphere in every room.

Outside, the landscaped rear garden provides a private retreat, while a garage and residents' parking add practicality. With further potential to extend (STPP), this is a superb opportunity to secure a forever home in one of Bushey Heath's most desirable locations.

## Ground Floor

### Entrance Hall

Door and window to front aspect, coat cupboard.

### Kitchen

Window to rear aspect, door to rear garden, wall and base units, work surfaces, electric

oven, gas hob, cooker-hood, plumbing for a washing machine and dishwasher, space for fridge/freezer, one and a half bowl sink with drainer.

### Lounge

Window to front aspect, gas fire and television point.

### Dining Room

Door to rear garden and radiator.

## First Floor

### Landing

Loft access - the vendor has advised the loft is boarded and airing cupboard.

### Bedroom 1

Window to front aspect, built in wardrobe and radiator.

### Bedroom 2

Window to rear aspect, built in wardrobe and radiator.

### Bedroom 3

Window to front aspect and radiator.

### Bathroom

Separate room with water closet.

Window to rear aspect, tiled throughout, bath with mixer taps and overhead shower, wash hand basin and heated towel rail.

## Outside

## Front

Laid to lawn and side access.

## Rear

Patio, laid to lawn, feature pond and storage.

## Garage/Parking

Garage in separate block and residence parking.













**Total floor area 94.9 m<sup>2</sup> (1,022 sq.ft.) approx**

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86 High Street  
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EPC Rating: C    Council Tax  
 Band: E

Tenure: Freehold

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