

Nancy Downs, Oxhey

Guide Price £3,000,000 (Freehold)



Set within a private road is this stunning 5 bedroom detached home situated on almost an acre plot. Located in the very highly sought-after and premier private road of Nancy Downs, close to Bushey & Oxhey Village, this property is ideal for family living with plenty of space while still being close to well regarded schooling and transport links including Bushey Station (journey time to London Euston 16 minutes).

The spacious entrance hall provides access to the large sitting room, a formal dining room and beautiful kitchen/reception/family room with patio doors leading to the stunning garden. Off of the kitchen there is a utility room, a large gym and a garage large enough for multiple cars. On the other side of the main hallway there is the principal bedroom with a beautiful en-suite bathroom and a sunken bath. There is a further double bedroom, a study and a family bathroom all with views looking onto the garden.

On the first floor there are two double bedrooms both with en-suite shower rooms and a further third bedroom.

The front garden is entered via electric gates leading to the driveway which extends to the integral garage in the house. Surrounded by lawns and flower beds and screened by a large well established laurel hedge making the front garden private.

Outside, the expansive rear garden provides a serene outdoor space, featuring a large patio area, a swimming pool and a large lawn area that is perfect for relaxation or entertaining guests.

01923 852434
www.village-estates.co.uk

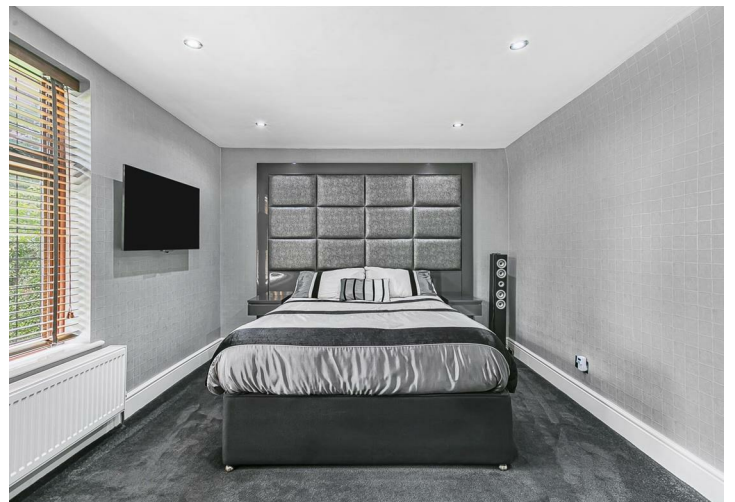


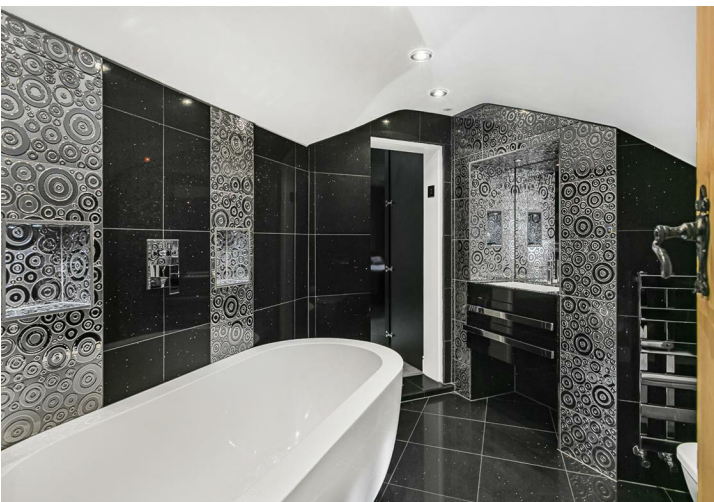
Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

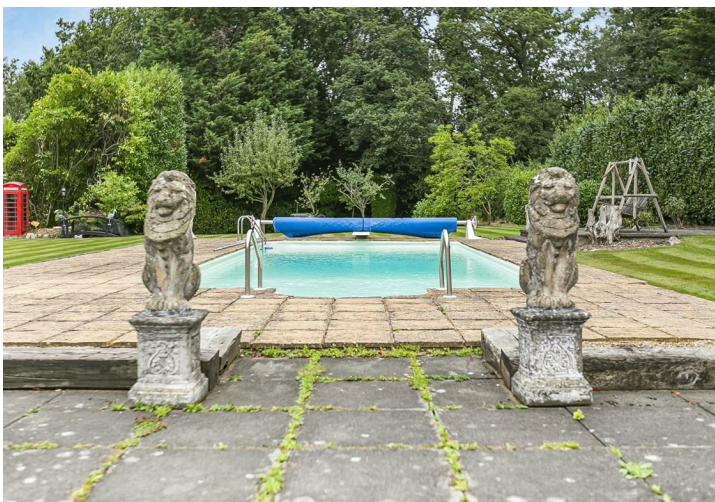
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



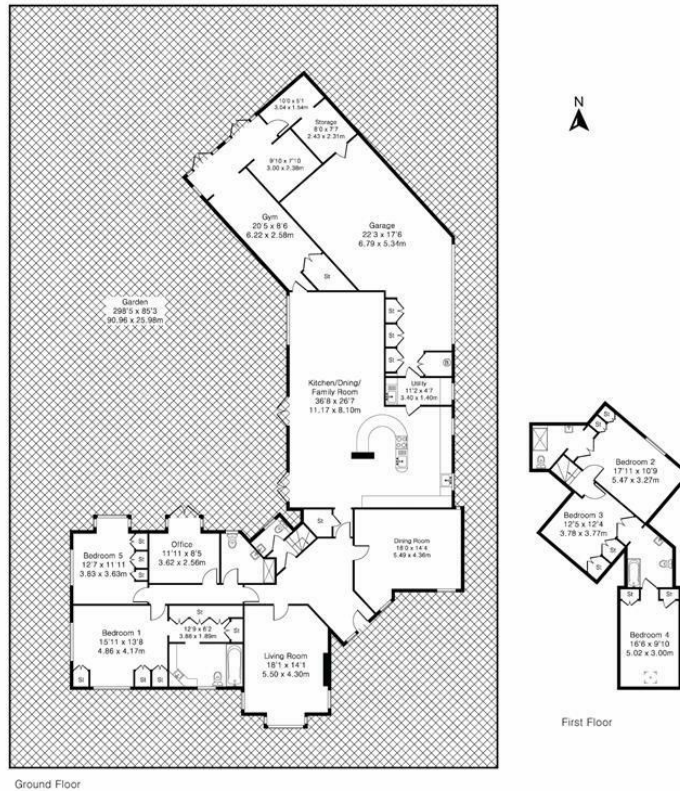




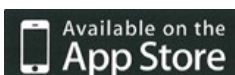




Approximate Gross Internal Area 4207 sq ft – 391 sq m
 Ground Floor Area 3561 sq ft – 331 sq m
 First Floor Area 646 sq ft – 60 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	80
England & Wales		EU Directive 2002/91/EC	