



96 Aldenham Road, Bushey

In Excess of £1,000,000

proffitt  
& holt





## 96 Aldenham Road

Bushey, Bushey

Proffitt & Holt are delighted to present this beautiful and rarely available 4-bedroom, 3-bathroom Edwardian townhouse. Strategically located, epitomising both functionality and style. Arrange a viewing with Proffitt & Holt today to explore this sophisticated property further. EPC - EER: D Council Tax Band: F (Hertsmere)

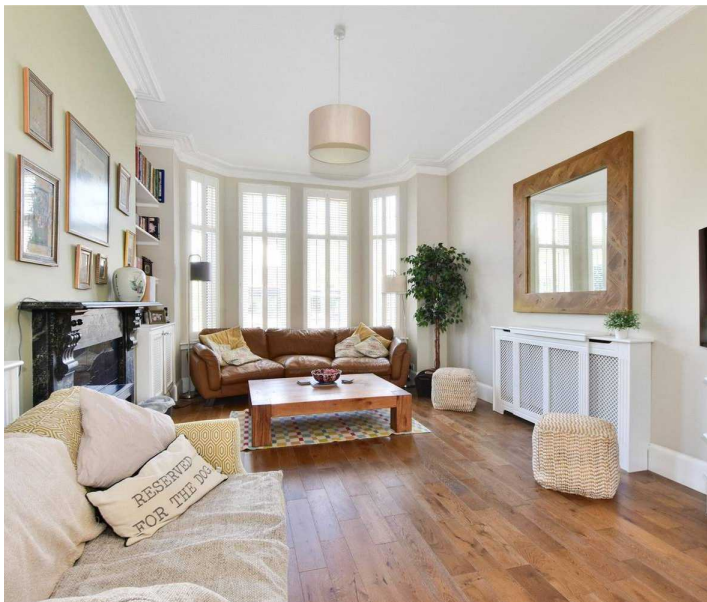
Bushey is a much sought-after location and is conveniently located for numerous highly regarded schools, local shops and amenities including Aldenham Golf & Country Club, Aldenham Park, Oxhey Park, and Bushey mainline train station which is serviced by London Overground and London Northwestern trains into London, and the Jubilee line from nearby Stanmore has frequent services into London with Stratford the final station destination. Comprehensive shopping amenities are catered for at the Atria Watford Shopping & Leisure Centre. For the road commuter, the A41 is within a few miles, the M1 is accessible at Junctions 4 and 5 and the M25 at Watford, at Junction 19 or 20, connecting to the national motorway network.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





## Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode\*

Suitable for\*\*

Web & social

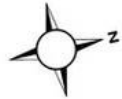
Flawless video calls

4K streaming

Online gaming







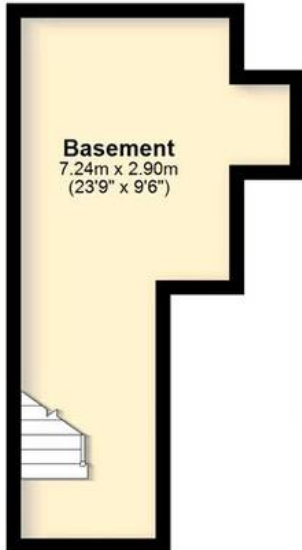
### Ground Floor

Approx. 85.8 sq. metres (923.9 sq. feet)



### Basement

Approx. 18.2 sq. metres (196.4 sq. feet)



### First Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



### Second Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



Total area: approx. 230.0 sq. metres (2476.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.





## Proffitt & Holt – Watford

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