



Harcourt Road, Bushey

Guide Price £950,000

proffitt  
& holt







## Harcourt Road

### Bushey

Situated within an exclusive gated development, this detached family home spans three thoughtfully designed floors, offering an exceptional blend of style and functionality suited to family living. With five generously proportioned bedrooms and three modern bathrooms, this home provides ample space and comfort across each level. Currently, bedroom four is being used as a TV/gaming room/den and bedroom 5 is being used as dressing room.

The ground floor presents two open-plan reception areas, ideal for both everyday family gatherings and entertaining guests, complemented by a separate formal lounge for quieter, more intimate occasions. A bright, well-appointed kitchen with a breakfast bar forms the hub of the home, leading to a convenient utility room. A guest cloakroom completes the ground-floor accommodation.

Outside, the property boasts a secluded south-west-facing rear garden, featuring a shaded patio area—perfect for al fresco dining or enjoying peaceful outdoor moments. Parking for several vehicles is provided at the front of the property.

The property is located close to reputable schools, and excellent transport links. Viewing is highly recommended to appreciate the full potential of this well-presented family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



# Harcourt Road

## Bushey

Bushey is a much sought-after location and is conveniently located for numerous highly regarded outstanding primary and secondary 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. Bus 142 runs a frequent service via Watford to Brent Cross with route stops through Bushey, Stanmore and Edgware and bus 258 from Watford to Harrow via Bushey.

- Five Bedrooms
- Three Bathrooms
- Detached Family Home
- Three Storeys
- Excellent Transport Links
- Excellent Decorative Standard
- Driveway Parking for Several Cars
- Open-Plan Kitchen/Diner/Family Room







**For broadband and mobile speeds see:**

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

### **Services**

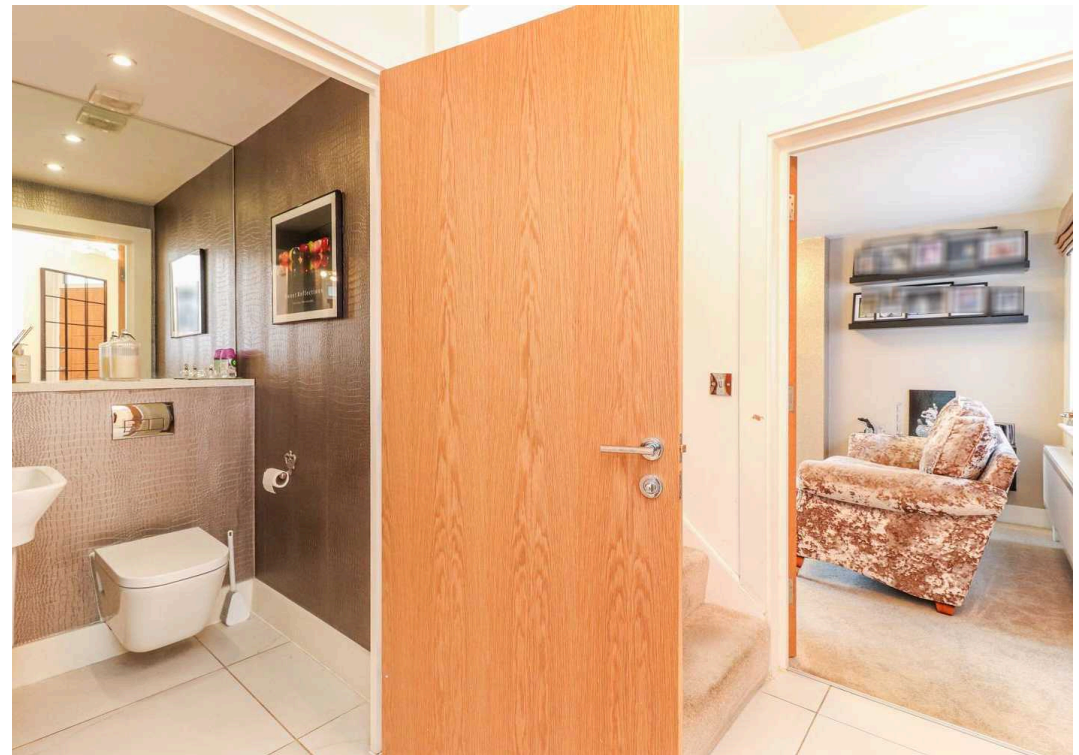
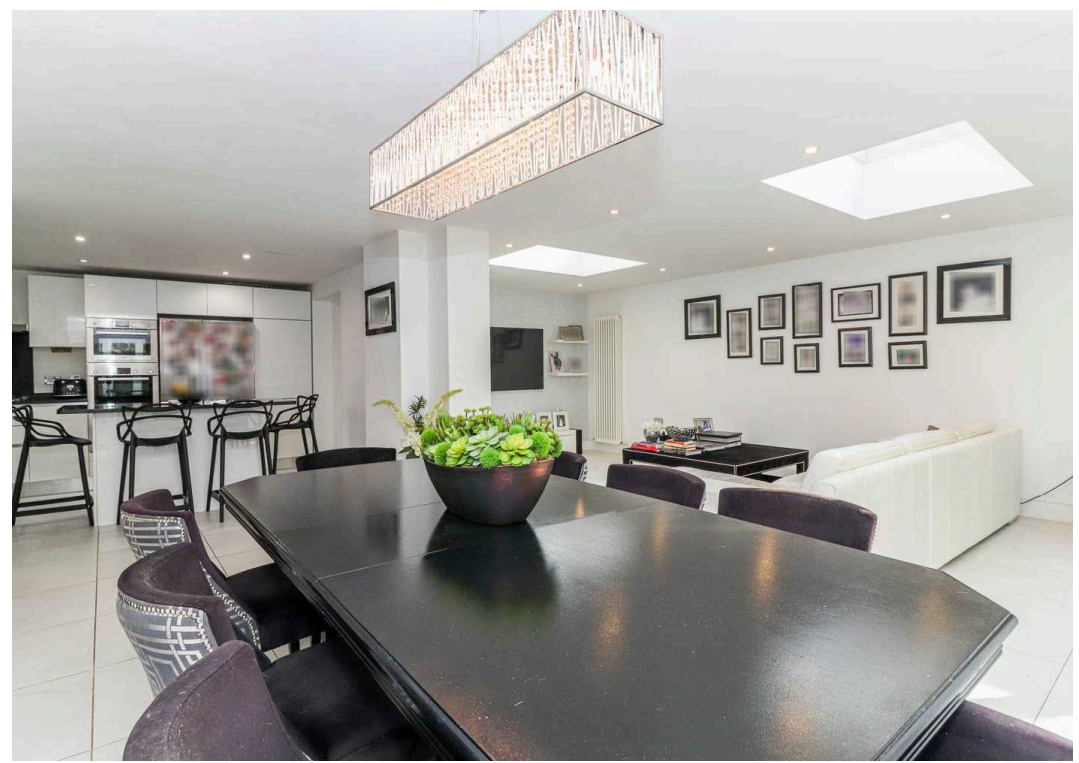
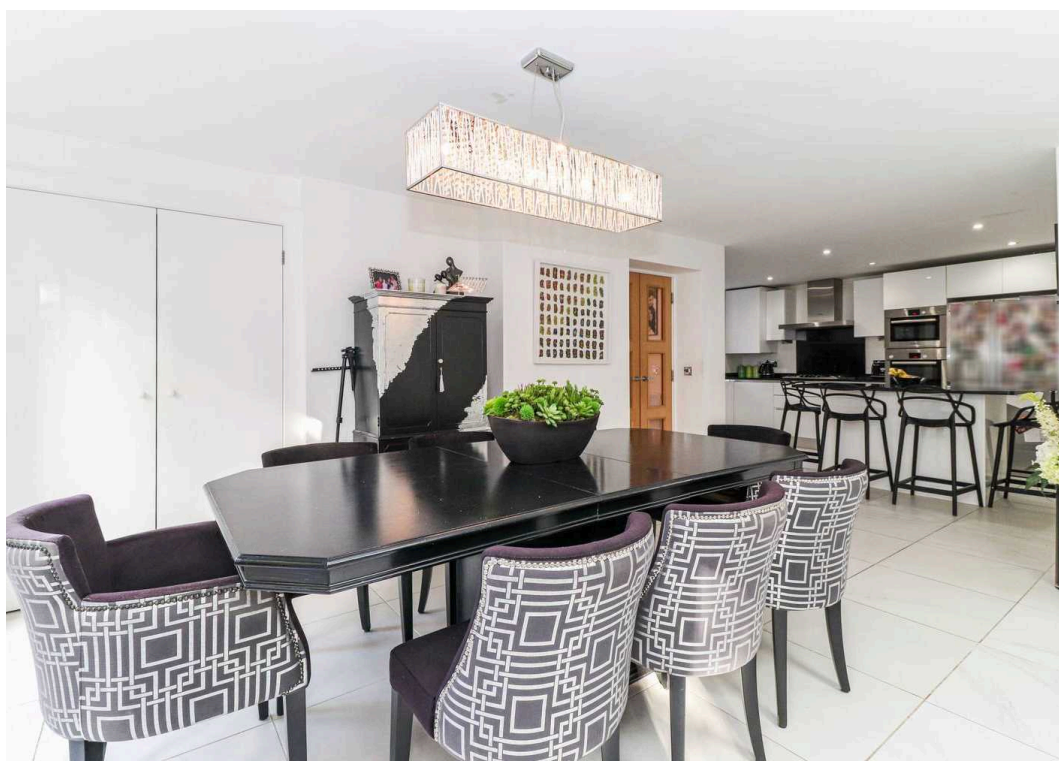
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.









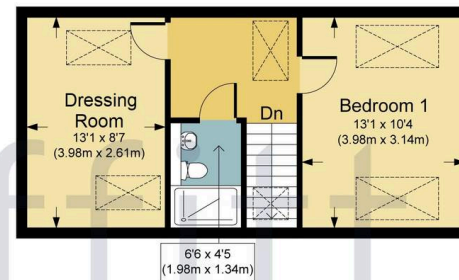




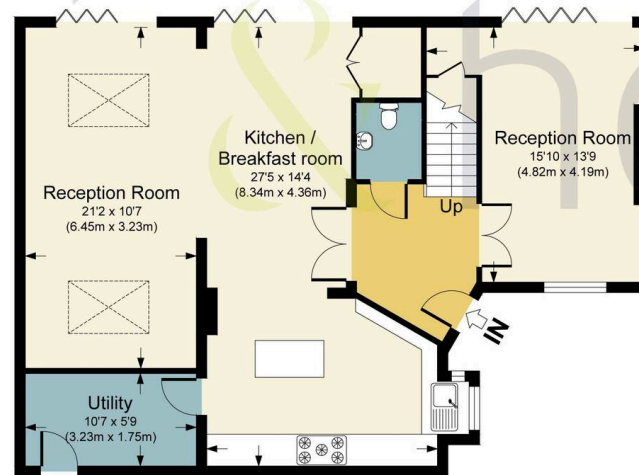




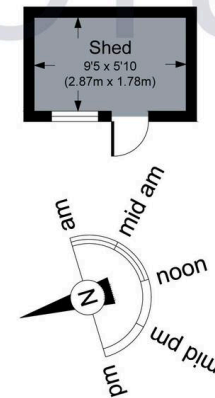
First Floor



Second Floor



Ground Floor



HARCOURT ROAD, WD23

APPROX. GROSS INTERNAL FLOOR AREA 1912.31 SQ FT / 177.66 SQ M. INC. SHED  
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## Proffitt & Holt – Watford

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