



147, HERKOMER ROAD, BUSHEY, WD23 3LH



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An impressive four-bedroom semi-detached family home located on one of Bushey's highly sought-after roads and situated close to the Bushey Rose Garden. The property has been designed internally by Amara Property, a luxury home developer, to a superb standard, offering approximately 2000 sq ft of versatile living set over three floors.

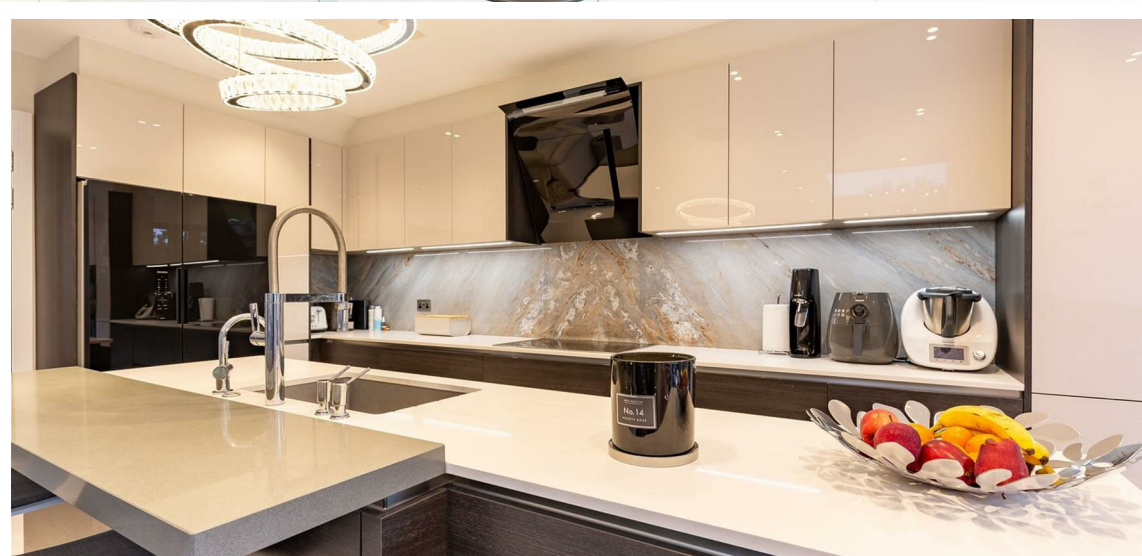
The property features an open plan designer kitchen with Miele appliances and a marble splashback, a dining area with bi-folding doors that lead to the private rear garden, a reception room with a fireplace, and a stunning principal bedroom suite with an ensuite bathroom.

Upon entering the property, you are greeted by a welcoming entrance hall with a feature staircase, fitted joinery by Neatsmith, underfloor heating throughout, home alarm, and CCTV. The designer kitchen also has bi-fold doors that give access to the garden. There is a separate sitting room with pocket doors that lead to the open planned area. The ground floor also includes a WC with a cloaks cupboard.

The first-floor landing leads to three bedrooms, one of which has an ensuite bathroom, a family bathroom, and a utility cupboard that is plumbed for a washing machine and tumble dryer. The second floor completes the property, boasting the principal bedroom with an ensuite bathroom with his and hers basins and a walk-in wardrobe. There is also additional storage space.

Externally, the property is approached by a double driveway offering off-street parking with EV charging. The rear garden is secluded and private, with a hot tub, decking, and a storage shed.





- Semi-Detached 4 Bedroom Family Home
- Luxury Fully Fitted Designer Kitchen
- Underfloor Heating Throughout
- Highly Rated Local Schools & Great Transport Facilities
- 2 Ensuite Bathrooms
- Off-Street Parking 2 Vehicles
- Close proximity Bushey Village
- Secluded Private Garden
- Built 2017
- 3 Years New Build Warranty Remaining





LIVING 1

11'8" x 14'9" (3.57m x 4.50m)

Featuring Stylish Fireplace

LIVING 2

11'8" x 10'7" (3.57m x 3.25m)

KITCHEN

20'2" x 10'1" (6.16m x 3.08m)

Beautifully fitted, open plan, designer kitchen with Miele appliances and marble splash back

DINING ROOM

10'9" x 10'9" (3.30m x 3.30m)

Bi-fold doors, giving access to the garden

CLOAKROOM

3'10" x 3'10" (1.17m x 1.18m)

BEDROOM 2

15'6" x 9'8" (4.74m x 2.95m)

EN-SUITE (BEDROOM 2)

8'8" x 5'7" (2.65m x 1.71m)

BEDROOM 3

12'7" x 9'8" (3.84m x 2.95m)

BEDROOM 4

12'8" x 10'1" (3.87m x 3.08m)

FAMILY BATHROOM

11'3" x 6'0" (3.43 x 1.85)

PRINCIPAL BEDROOM

(BEDROOM 1)

12'5" x 12'2" (3.80m x 3.73m)

Principal bedroom with en suite bathroom with his and hers basins and walk-in wardrobe

DRESSING 1 (PRINCIPAL)

9'8" x 6'4" (2.95m x 1.95m)

DRESSING 2 (PRINCIPAL)

6'4" x 3'8" (1.95m x 1.13m)

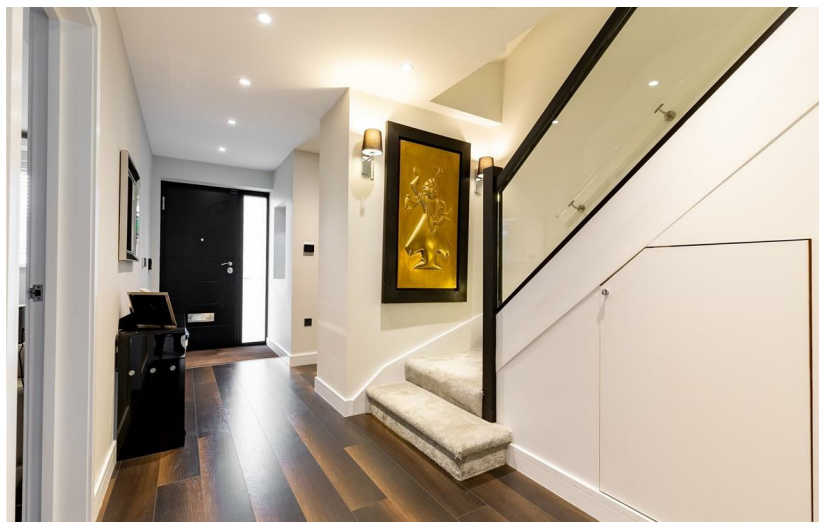
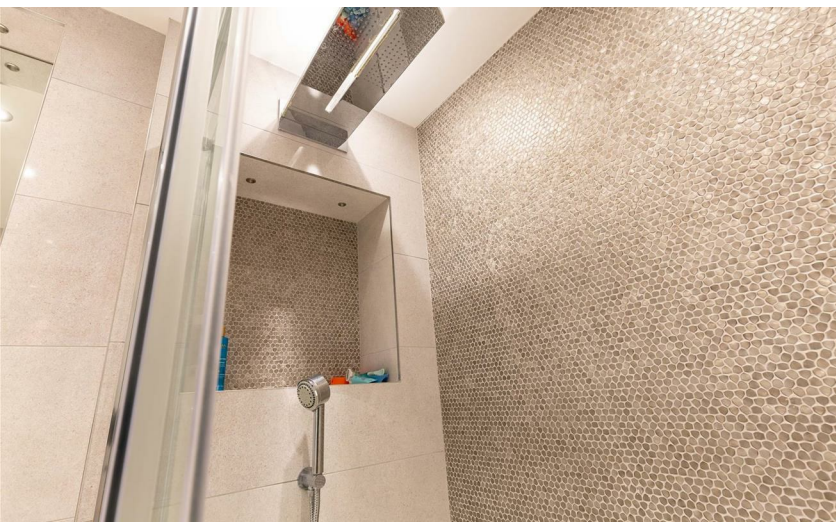
EN-SUITE (PRINCIPAL)

8'0" x 6'0" (2.45m x 1.83m)





To Bushey High Street: Head north-west on Herkomer Rd towards Bournehall Ave 0.1 mi At the roundabout, take the 1st exit onto Falconer Rd 0.2 mi High St/A411

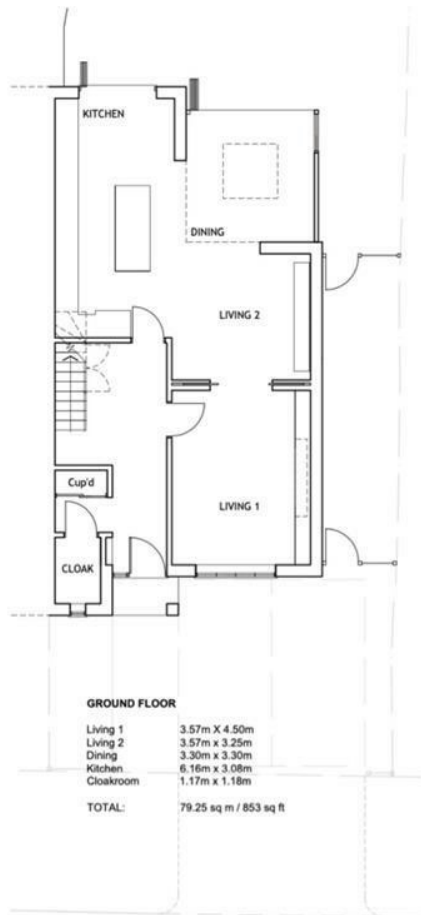


Hertsmere
Band G

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Why energy efficient - lower running costs	Current	Potential	Why environmentally friendly - lower CO ₂ emissions	Current	Potential
101-125 kWh/m ² A		94	101-125 g/kWh A		
81-100 kWh/m ² B		86	91-100 g/kWh B		
61-80 kWh/m ² C			81-90 g/kWh C		
41-60 kWh/m ² D			71-80 g/kWh D		
21-40 kWh/m ² E			61-70 g/kWh E		
1-20 kWh/m ² F			51-60 g/kWh F		
0 kWh/m ² G			41-50 g/kWh G		

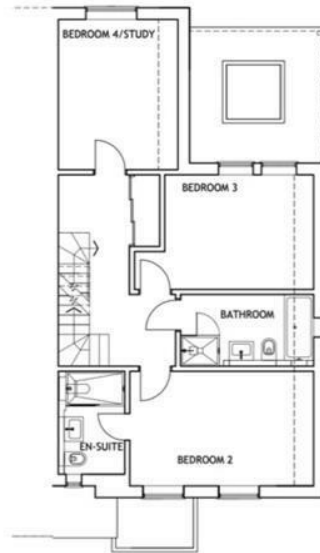
Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales

Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC
England & Wales



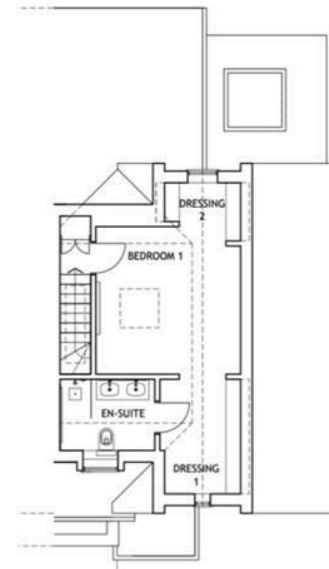
GROUND FLOOR

Living 1	3.57m X 4.50m
Living 2	3.57m x 3.25m
Dining	3.30m x 3.30m
Kitchen	6.16m x 3.08m
Cloakroom	1.17m x 1.18m
TOTAL:	79.25 sq m / 853 sq ft



FIRST FLOOR

Bedroom 2	4.74m X 2.95m
En-suite 2	2.65m x 1.71m
Bathroom	3.43m x 1.85m
Bedroom 3	3.84m x 2.95m
Bedroom 4/Study	3.87m x 3.08m
TOTAL:	64.50 sq m / 694 sq ft



SECOND FLOOR

Bedroom 1	3.80m x 3.73m
Dressing 1	2.95m x 1.95m
Dressing 2	1.95m x 1.13m
En-Suite	2.45m x 1.83m
TOTAL:	31.26 sq m / 336 sq ft

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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