



147, HERKOMER ROAD, BUSHEY, WD23 3LH



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UK's finest properties





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.

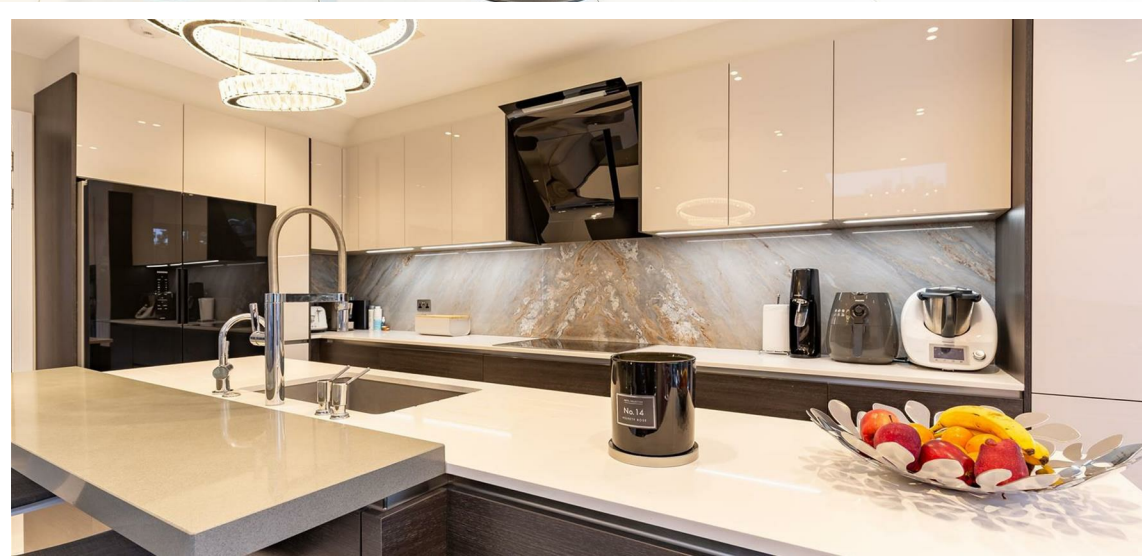
Upon entering the property, you are greeted by a welcoming entrance hall with a feature staircase, fitted joinery by Neatsmith, underfloor heating throughout, home alarm, and CCTV. The designer kitchen also has bi-fold doors that give access to the garden. There is a separate sitting room with pocket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

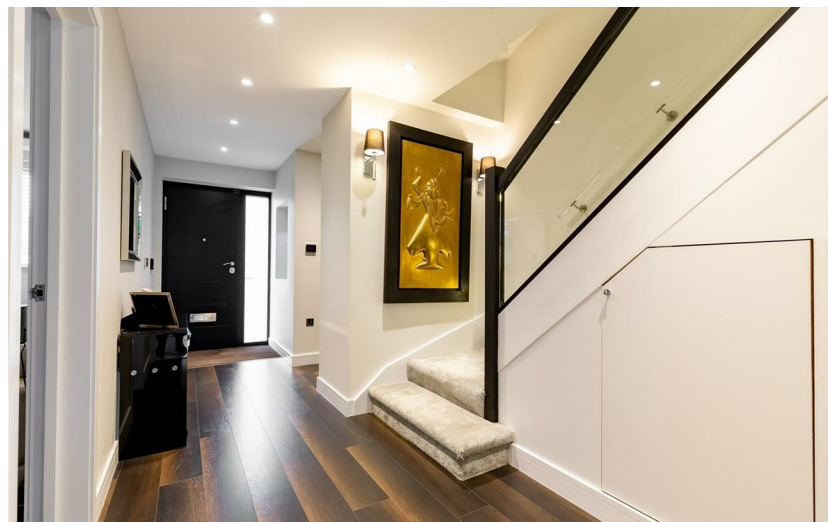
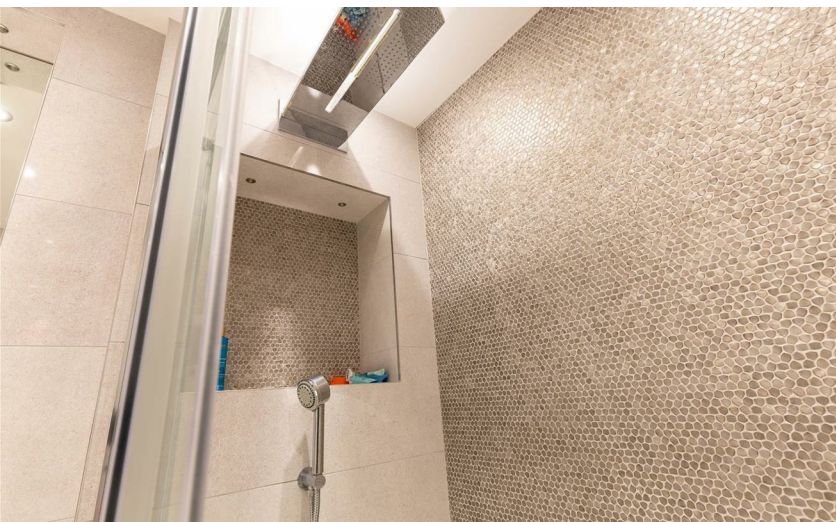
8'0" x 6'0" (2.45m x 1.83m)







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

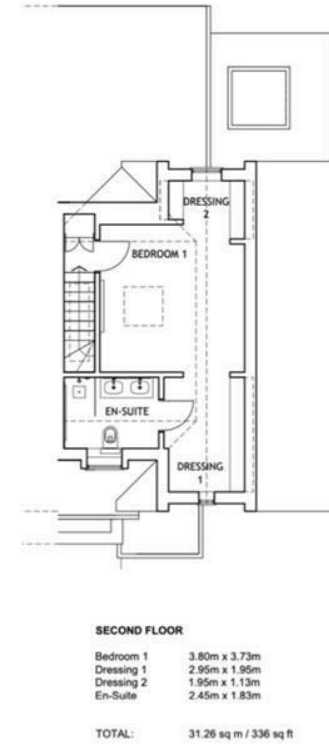
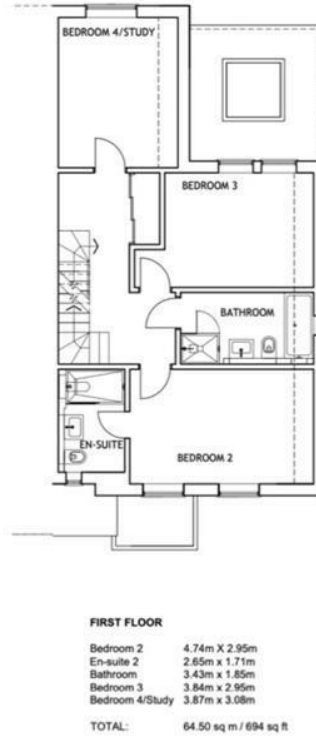
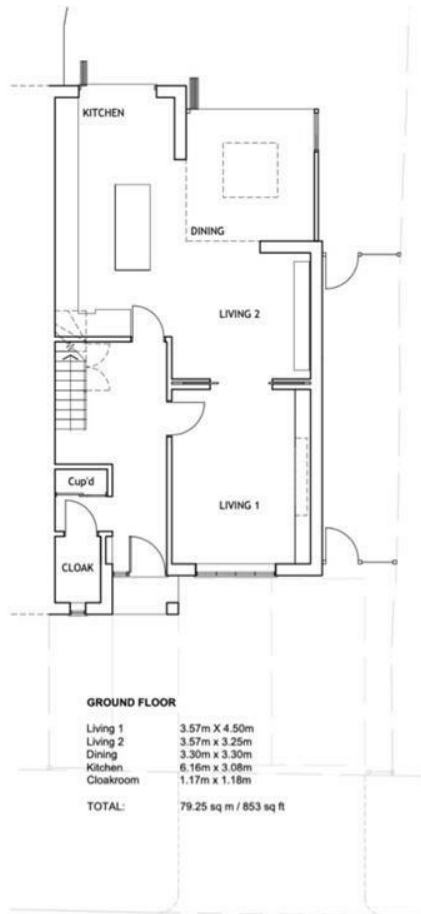


Hertsmere  
Band G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Why energy efficient - lower running costs	Current	Potential	Why environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
101-125kWh	A	94	101-125kWh	A	94
81-100kWh	B	86	101-125kWh	B	86
61-80kWh	C		101-125kWh	C	
41-60kWh	D		101-125kWh	D	
21-40kWh	E		101-125kWh	E	
1-20kWh	F		101-125kWh	F	
1-20kWh	G		101-125kWh	G	

England & Wales E.U. Directive 2002/91/EC





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