



PRESTIGE & VILLAGE

UK's finest properties

THE BIRCHES, BUSHEY, , WD23 4TW



A well-presented DETACHED FAMILY HOME boasting FOUR BEDROOMS and TWO BATHROOMS, nestled in a sought-after residential close off Little Bushey Lane. Conveniently positioned for local shopping and transport amenities, this property is offered in superb decorative condition, featuring Double Glazed Windows, Gas Fired Heating To Radiators, Air Conditioning, Guest Cloakroom, Sitting Room, Dining Room, Family Room leading to a Fully Fitted Open Plan Kitchen, Master Bedroom with En Suite Shower Room, Three Further Bedrooms, Family Bathroom, Rear Garden, and Off-Street Parking.

Overall an attractive spacious 4 bedroom 2 bathroom detached house, well presented throughout, situated in a quiet cul de sac.

Boasting ample of street parking and a location that offers easy access to M1, M25 and A41 road links.

The Birches is conveniently located for Bushey High Street with its variety of shops and restaurants. Bushey Heath and Bushey village are both within easy reach. The surrounding area provides a good selection of schooling. Both Bushey Heath Primary School and Bushey Meads School are close by.





- IMMACULATE DETACHED FAMILY HOME
- SPACIOUS LIVING ACCOMMODATION
- OPEN PLAN KITCHEN/ BREAKFAST ROOM /LIFESTYLE ROOM
- GUEST CLOAKROOM
- PRINCIPLE BEDROOM WITH ENSUITE BATHROOM PLUS THREE FURTHER BEDROOMS
- TWO BATHROOMS
- AIR CONDITIONING
- REAR GARDEN WITH LARGE PATIO
- OFF STREET PARKING
- IDEALLY SITUATED CLOSE TO LOCAL SCHOOLS



### DINING ROOM

7'8" x 16'6" (2.34 x 5.03)

### SITTING ROOM

11'2" x 11'2" (3.41 x 3.41)

### GUEST CLOAKROOM

### KITCHEN /BREAKFAST/ LIFESTYLE FAMILY ROOM

17'6" x 24'1" (5.34 x 7.35)

Recently fitted, stunning kitchen with breakfast bar. Underfloor Heating.

### BEDROOM 1

12'6" x 15'2" (3.82 x 4.63)

### EN-SUITE

5'6" x 7'0" (1.68 x 2.14)

### BEDROOM 2

10'1" x 12'6" (3.08 x 3.82)

### BEDROOM 3

9'9" x 11'4" (2.98 x 3.46)

### FAMILY BATHROOM

5'3" x 7'11" (1.61 x 2.42)

### BEDROOM 4

9'3" x 11'4" (2.82 x 3.46)

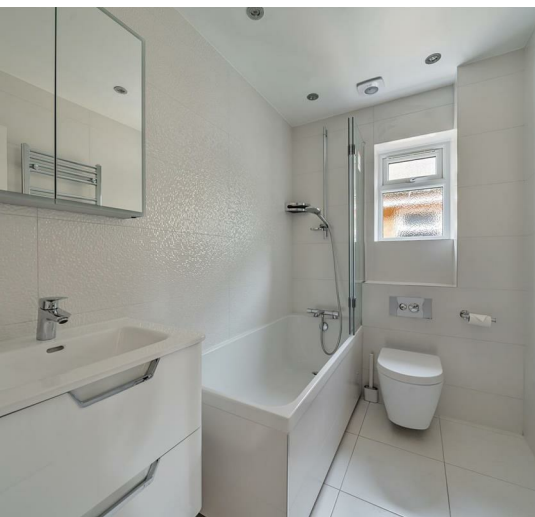
### GARDEN

31'5" x 40'1" (9.58 x 12.22)

Large patio area, flower beds and lawn

### DRIVEWAY

Off Street parking for several vehicles





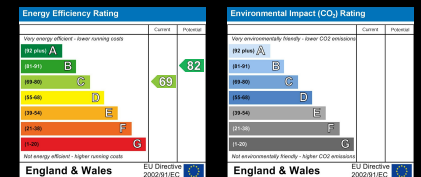
Approximate Gross Internal Area = 145.80 sq m / 1570 sq ft



Conveniently located for Bushey High Street with its variety of shops and restaurants. Bushey Heath and Bushey village are both within easy reach. Good selection of local schooling. Both Bushey Heath Primary School & Bushey Meads School are close by. Bushey Station 1.6mls, Watford High Street Station 1.9mls

Hertsmere  
Band G

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PROPERTY@PRESTIGEANDVILLAGE.CO.UK

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