



Elstree Road, Bushey Heath, Bushey, WD23 4GL

Asking Price £825,000



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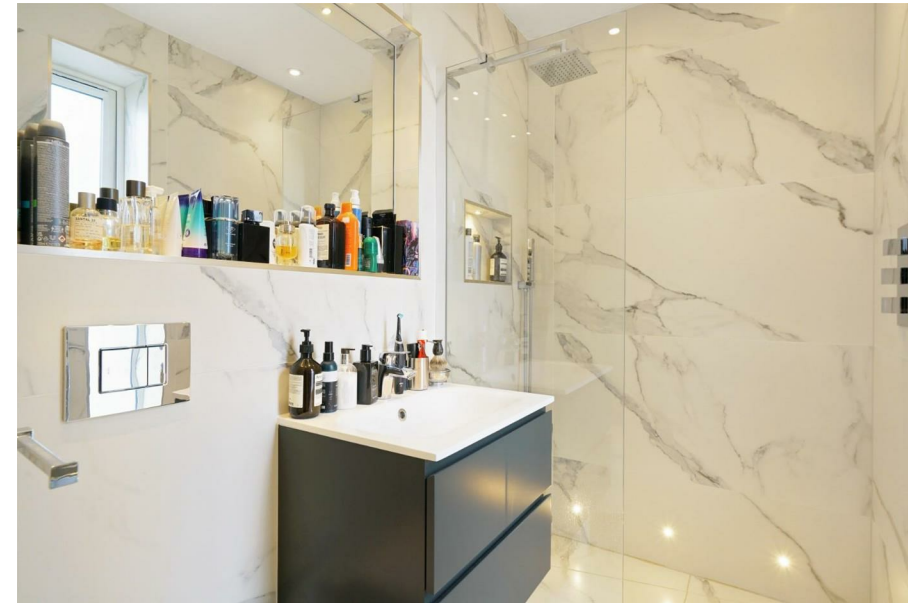
Asking Price £825,000

# Elstree Road

Bushey, WD23 4GL

- MODERN FOUR BEDROOM END TERRACE TOWN HOUSE
- DOWNSTAIRS W.C.
- SPACIOUS RECEPTION ROOM WITH BI-FOLD DOORS TO PAVED GARDEN
- ENSUITE AND TERRACE OFF OF BEDROOM ONE
- BUILT 2021
- THREE BATHROOMS
- UNDERFLOOR HEATING TO GROUND FLOOR & DOUBLE GLAZED THROUGHOUT
- LARGE KITCHEN/DINER
- SITUATED IN POPULAR BUSHEY HEATH
- OFF STREET PARKING FOR TWO CARS WITH ELECTRIC CHARGING POINT

Discover this stunning four-bedroom, three-bathroom end terraced house situated in the desirable Bushey Heath area. Offering modern and spacious living across three floors, this beautifully presented home features a contemporary kitchen/diner with integrated appliances, a large reception room with bespoke fittings, and bi-fold doors leading to a private garden. The property also includes a luxurious master bedroom with an en-suite and private terrace, a versatile second bedroom/dressing room, and a top-floor bedroom with bespoke office space. Located just a short distance from Bushey Heath High Road and top local schools, with excellent transport links to the A41, M1, and M25. Additional benefits include off-road parking for two cars, an electric car charging point, and air conditioning to bedroom one. Ideal for families seeking a modern lifestyle in a prime location. Viewing highly recommended.



## Ground Floor

Upvc entrance door, burglar alarm, hallway, tiled floor with underfloor heating, utility cupboard housing combination boiler, controls and networking hub, under stairs cupboards with electric sockets doors to:

## Kitchen/Diner

21'9 x 9'8 (6.63m x 2.95m)

Modern kitchen/diner with base units with stone worktops over and wall units. Induction hob with extractor over, integrated fridge/freezer, integrated oven, integrated microwave, integrated dishwasher, integrated washing machine, tiled floor with underfloor heating, double glazed front aspect windows.

## Downstairs W.C.

5'9 x 2'10 (1.75m x 0.86m)

Part tiled walls, tiled floor with underfloor heating, concealed cistern wc, floating effect pedestal wash hand basin with drawers under, upvc double glazed frosted window, ventilation system.

## Reception Room

16'11 x 14'11 (5.16m x 4.55m)

Tiled floor with underfloor heating, bespoke TV cabinet with cupboards and shelving and floating effect cabinet of cupboards under, UPVC 4-pane bi-fold doors opening to garden.

## First Floor

Stairs with glass balustrade leading to first floor landing, UPVC frosted side aspect window.

## Bedroom One

14'1 x 9'9 (4.29m x 2.97m)

Carpeted flooring, wall mounted air conditioning unit, door to ensuite, radiator, sliding UPVC doors to private terrace.

## En-Suite Shower Room

6'8 x 4'7 (2.03m x 1.40m)

Fully tiled walls and floor, electric and water heated ladder radiator, shower enclosure with rainfall shower head and hand held attachment, concealed cistern w.c., pedestal floating effect wash hand basin, shaving point, frosted UPVC front aspect window, extractor.





#### Terrace

9'10 x 6'11 (3.00m x 2.11m)

Private terrace with tiled floor, electric uplights, ground mounted air conditioning outlet unit.

#### Bedroom Two/Dressing Room

14'8 x 9'8 (4.47m x 2.95m)

Bespoke fitted wardrobes and cupboards, radiator, upvc sliding doors to rear aspect Juliet Balcony.

#### Family Bathroom

8'11 x 6'6 (2.72m x 1.98m)

Fully tiled walls and floor, electric and water heated ladder style radiator, concealed cistern w.c, pedestal floating effect wash hand basin, freestanding bath with centre taps and hand held shower attachment, upvc rear aspect frosted window.

#### Second Floor Landing

Stairs with glass balustrade leading to second floor landing, UPVC frosted side aspect window. Cupboard housing hot water tank.

#### Bedroom Three

16'4 x 15'9 (4.98m x 4.80m)

Upvc double glazed, front aspect windows, 2 x velux windows with integrated solar powered black out blinds, radiator.

#### Bedroom Four/Study

8'10 x 7'4 (2.69m x 2.24m)

Bespoke fitted office cabinets, draws and desk. 2 x velux windows with integrated solar powered black out blinds.

#### Shower Room

8'8 x 5'9 (2.64m x 1.75m)

Fully tiled shower room with shower enclosure with rainfall showerhead and hand held attachment, floating effect pedestal wash hand basin, concealed cistern w.c., electric and water heated ladder radiator, velux window.

#### Externally

Driveway with off road parking for 2 cars, electric car charging point, side gate access to garden.

#### Rear Garden

50'6 x 25'10 (15.39m x 7.87m)

Side access with hose connection point, leading to enclosed paved private garden with shrub surround, outdoor electric sockets.

#### Location

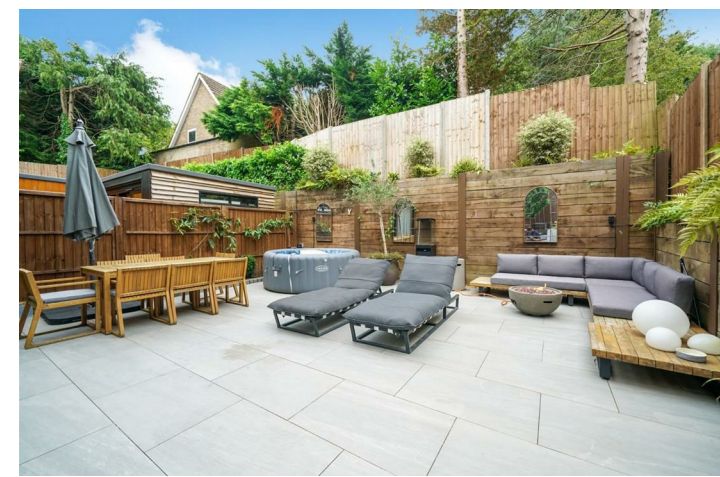
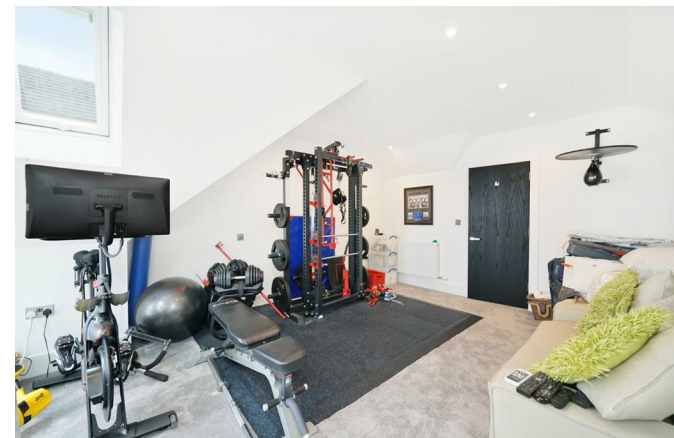
This property is conveniently located with access to several transport links as well as the A41, M1 and M25 motorways situated in the popular Bushey Heath area, 350 yards from Immanuel College, 400 yards from Bushey Heath Primary School. The property is also close by to the vibrant Bushey Heath High Road which is full of many different shops and eateries. Watford High Street shopping centre is also just a short drive away providing further shops, amenities, recreational and entertainment facilities.

#### Additional Information

Council Tax Band F £3,267.43 per annum

We hereby disclose that a personal interest exists which constitutes a declarable interest under the Estate Agent Act 1979.

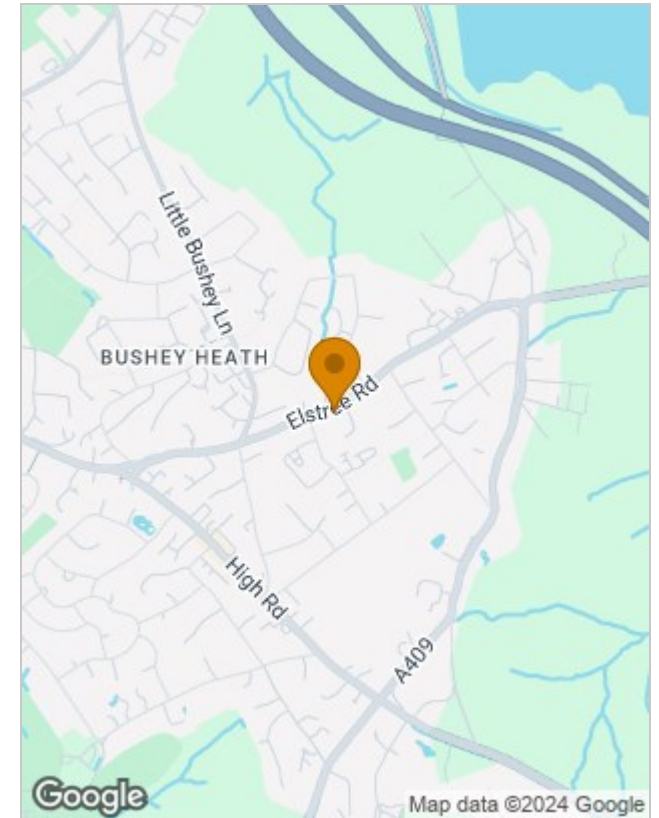




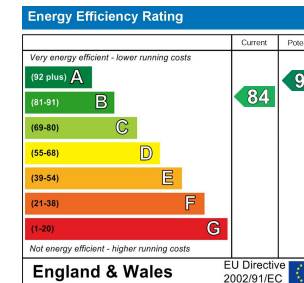
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.