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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



Bushey

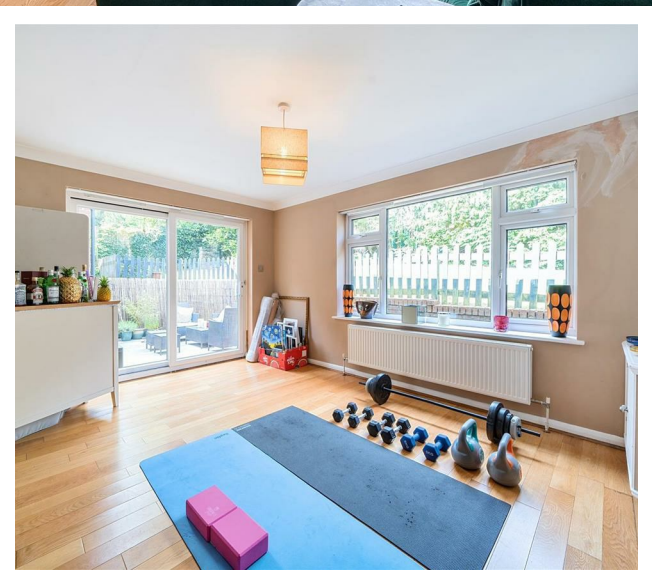
OFFERS IN EXCESS OF £1,125,000

Bushey

OFFERS IN EXCESS OF

£1,125,000

Approaching 2,000 sq ft in size and boasting a wonderful Westerly facing rear garden. Offering spacious accommodation to include 4 reception rooms and a kitchen with separate utility room along with 5 bedrooms and two bathrooms at the first floor level. Only moments walk from the shops, heath and schools.



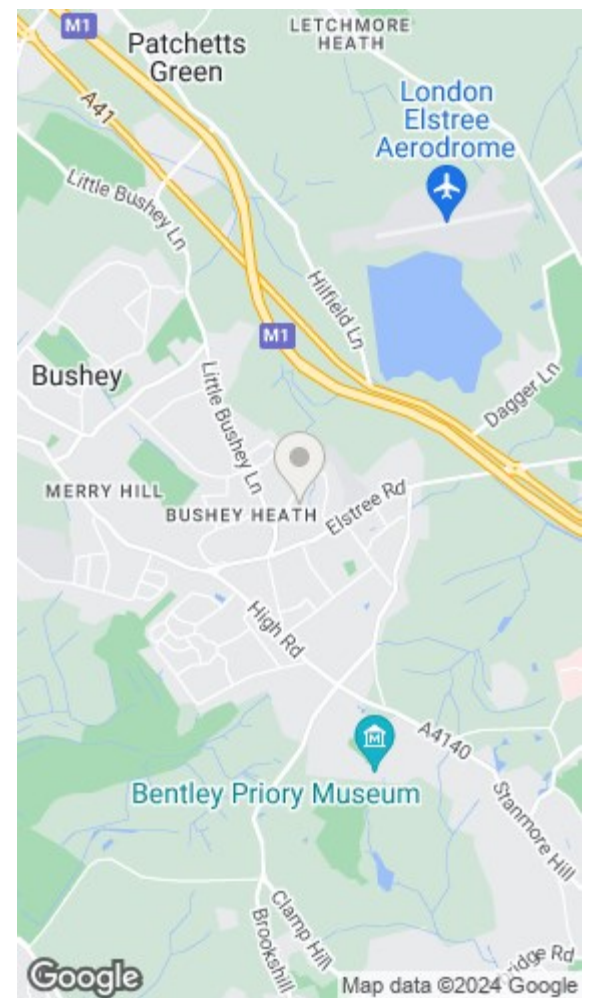
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Little Potters, Bushey, WD23

Approximate Area = 1952 sq ft / 181.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Sterling Homes. REF: 1137964



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	83	England & Wales
		63	EU Directive 2002/91/EC





Boasting a wonderful location in a sought after residential turning just moments from all the amenities Bushey has to offer!



Ground Floor

A spacious entrance hall welcomes you into the property which has stairs rising to the first floor. To the left hand side a door opens to a sitting room while a door to the right hand side opens to a superb 'L' shaped family room which leads to both the kitchen and a wonderful sun room at the back of the property which could be a fabulous home office or a home gym or another living space. The kitchen opens directly to the dedicated dining room which leads to an inner lobby where a utility room is positioned.

First Floor

Rising to the first floor landing there are doors opening to all five bedrooms and to the family bathroom which is fitted with a three piece suite. There has also been the useful addition of a shower room making this property an ideal home for a growing family. There is also an enormous loft space providing ample storage space.

Outside

To the front of the property is an extensive front driveway laid to block paving and providing ample parking for a number of cars. To one side of the driveway is a garden area laid to lawn with a mature border. Directly to the rear of the house is a good size area laid to hardstanding and leading to the main portion of the garden which is laid to lawn with an excellent privacy screen of evergreens to the rear boundary.

The Location

Located within easy reach of Bushey Mainline station, providing a frequent service to London Euston with London Midland Trains, the area is also being serviced by nearby underground railway stations at Watford, Stanmore and Moor Park, all providing convenient commuter links into London. Quick and easy road links are close by including the M25, M1 and M40 making Heathrow and Luton airports easily accessible.

Bournehall Primary School, Bushey Heath Primary School and Merry Hill Infant and Nursery School are all located in Bushey, holding an outstanding Ofsted rating. In addition to being well served with an abundance of highly acclaimed schooling, including Private Schools at Haberdashers, Aldenham and Merchant Taylors, Watford Boys and Watford Girls Grammar Schools are also within easy reach.

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Bushey and beyond is thriving, with excellent restaurants such as The Florist, Cote Brasserie, the Glasshouse and The Stables at the Grove all within easy reach. With a host of exciting attractions and well-known stores in Watford town centre just minutes from home.

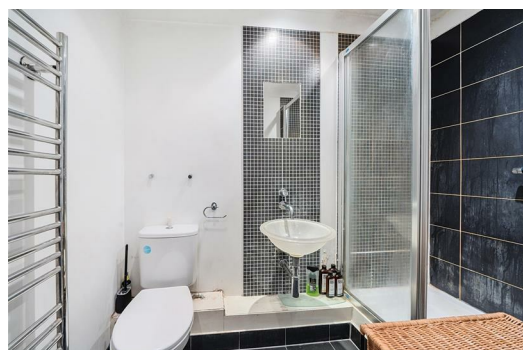
With Excellent leisure facilities close by, including Bushey Grove Sports Centre, David Lloyd Leisure Centre and Aldenham Country Park, together with acres of Green Belt land, including the Attenborough Fields, and for golf enthusiasts, Bushey Hall Golf Club and Hartsbourne Golf and Country Club.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principle.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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