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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

Temptation comes in many forms...

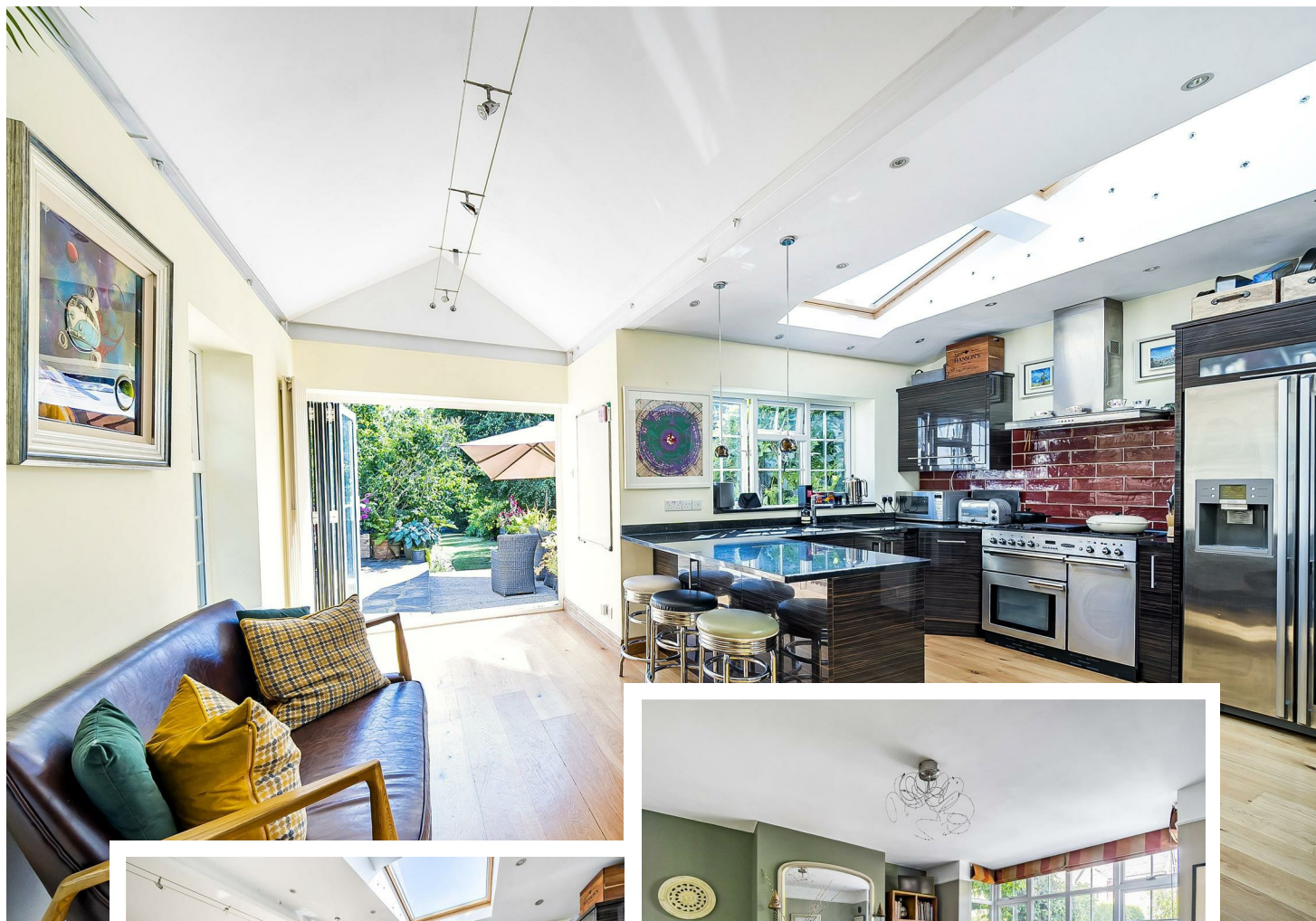


Bushey

OFFERS IN EXCESS OF

£950,000

A stunning family home which has been lovingly cared for by the current owners and extended to provide a spacious and flexible space with wonderful semi open plan kitchen/dining room with separate snug and separate dedicated front room. 4 good size bedrooms and 2 bathrooms with stunning views over a private golf course from the principal bedroom and Southerly facing garden approaching 200 ft in length.



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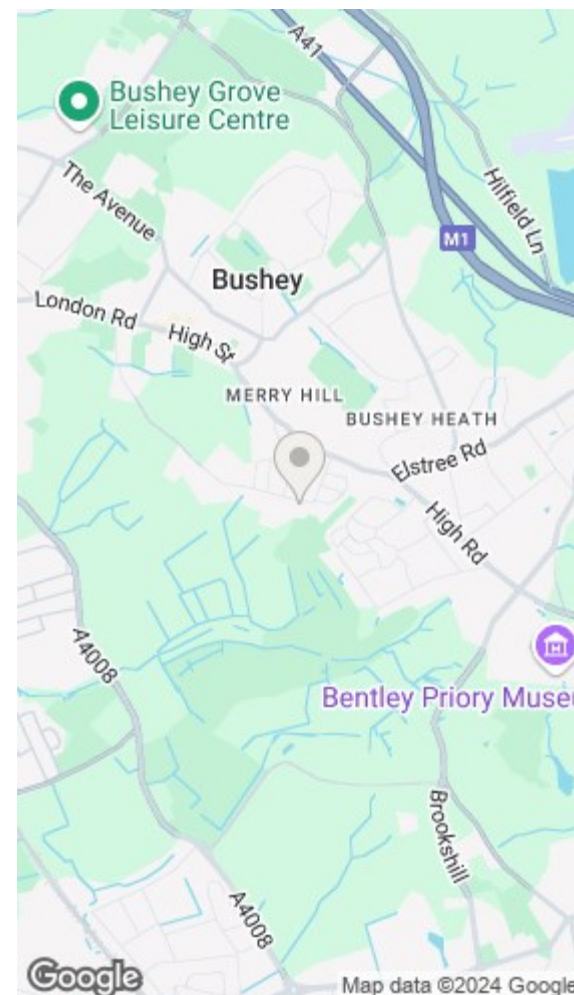
Merry Hill Road, Bushey, WD23

Approximate Area = 1439 sq ft / 133.6 sq m
 Limited Use Area(s) = 114 sq ft / 10.5 sq m
 Outbuilding = 123 sq ft / 11.4 sq m
 Total = 1676 sq ft / 155.5 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: 1165899



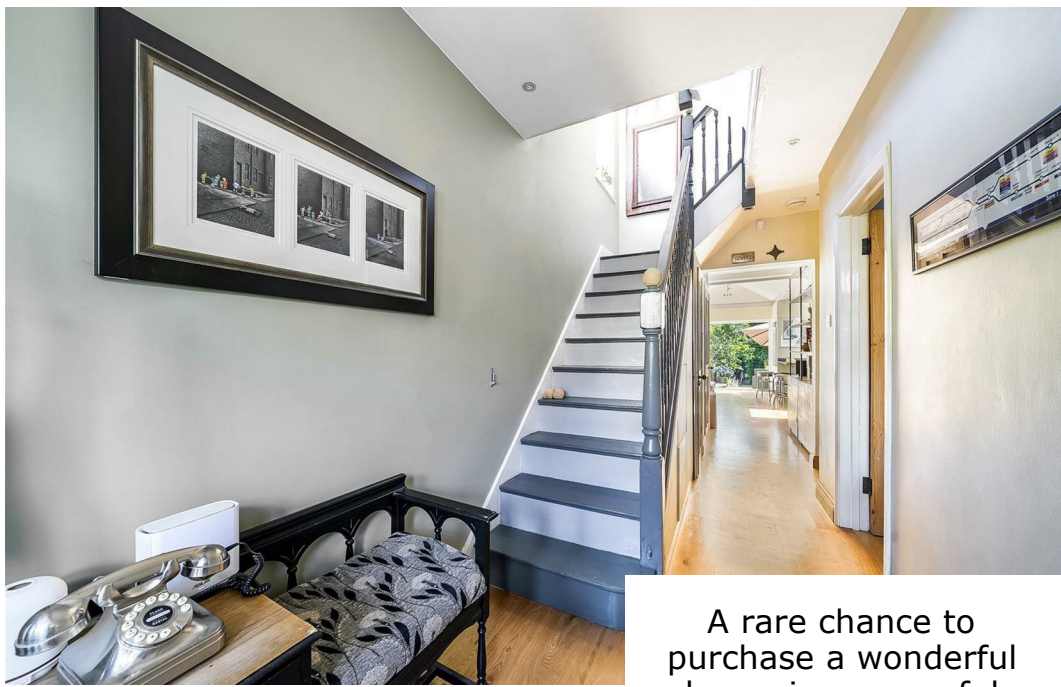
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	82		

Energy Efficiency Rating: 65 (Current), 82 (Potential)

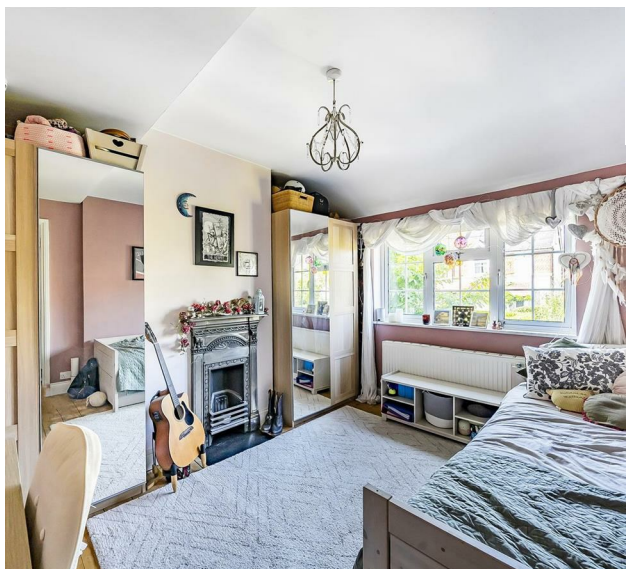
Environmental Impact (CO₂) Rating: A (Current), A (Potential)

England & Wales EU Directive 2002/91/EC





A rare chance to purchase a wonderful home in a peaceful location.



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Ground Floor

A spacious entrance hall has stairs rising to the first floor with a cleverly recessed cloakroom comprising low level wc and wash basin under. A door to the right hand side opens directly to the dedicated front room which has a box window to the front and an open grate fireplace for cosy winter nights. Directly ahead of you there is an open plan kitchen/breakfast area which also opens to dedicated dining room which could also be used as a second reception space or snug.

First Floor

The landing on the first floor has a second staircase rising to the second floor landing. At first floor level there are three good size bedrooms and a large family bathroom which has both a separate bath and shower cubicle.

Second Floor

The landing of the second floor has a door opening to the magnificent principal bedroom suite. Flooded by light with two Velux windows to the front and French doors opening to a Juliette balcony which offers the most stunning views over the extensive rear garden and private golf course beyond. A door from here opens to a dedicated ensuite bathroom which is fitted with a white three piece suite.

Outside

To the front of the property is an extensive paved driveway providing parking for circa 4 cars and leads to the front door. The driveway is enclosed to both sides by mature hedging. Directly to the rear of the property is a good size patio area leading to the gated side access and which has steps leading down to the main portion of the garden which is laid to lawn and enclosed by a range of fencing. To the rear boundary is an extensive storage unit.

Previous Planning Permission

The property had previously enjoyed planning permission for a circa 3 meter extension across the width of the rear ground floor plus other internal alterations at ground floor level. Please search Hertsmere Country Council planning applications: 15/2246/HSE

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.

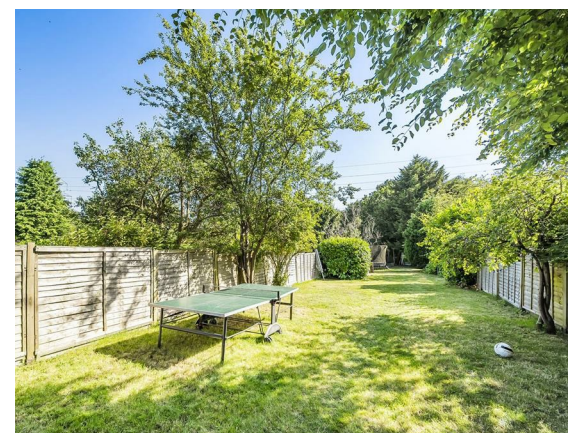
Bushey and beyond is thriving, with excellent restaurants such as The Florist, Cote Brasserie, the Glasshouse and The Stables at the Grove all within easy reach. With a host of exciting attractions and well-known stores in Watford town centre just minutes from home.

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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