



Elstree Road, Bushey WD23 4GL

Asking Price £999,950

A bright and spacious FOUR BEDROOM, TWO BATHROOM, FOUR RECEPTION ROOM DETACHED FAMILY HOME situated in the heart of Bushey Heath, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order benefits from: Replacement Double Glazed Windows, Gas Warm Air Heating, Guest Cloakroom, Study/Playroom, Lounge/Dining Room, Family Room, Fully Fitted Kitchen/Breakfast Room, Bedroom One With En Suite Bathroom, Three Further Bedrooms, Family Bathroom, Integral Garage, Secluded Rear Garden, Off Street Parking For Several Cars.

Elstree Road, Bushey WD23 4GL

Exterior:



Lounge/Dining Room:



Entrance Hall:



Family Room:



Lounge/Dining Room:



Family Room:



Elstree Road, Bushey WD23 4GL

Study/Playroom:



Bedroom One:



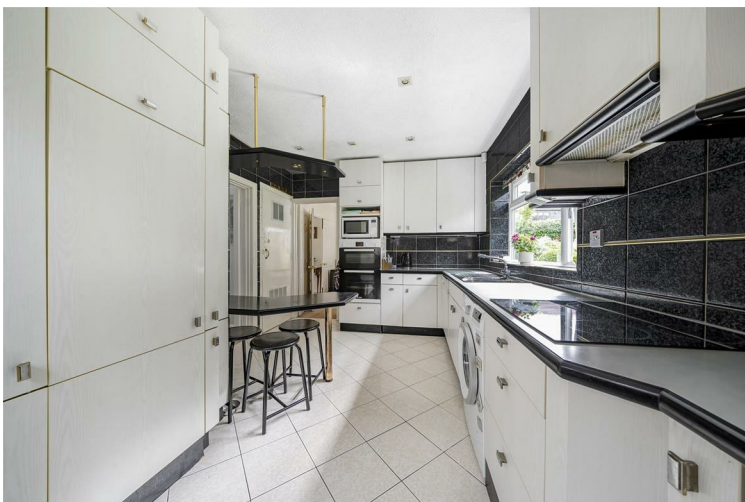
Kitchen/Breakfast Room:



En Suite Bathroom:



Kitchen/Breakfast Room:



Bedroom Two:



Elstree Road, Bushey WD23 4GL

Bedroom Three:



Rear Garden:



Bedroom Four:



Rear Garden:



Family Bathroom:



Exterior Rear:



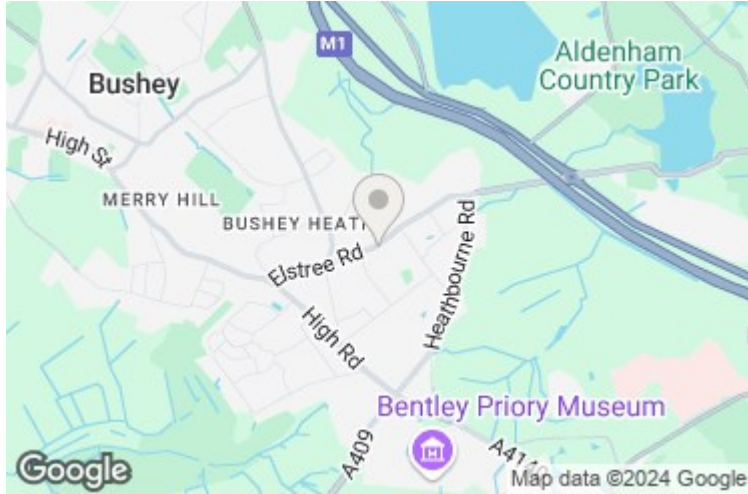
Tenure:

This is a freehold property.
Council Tax Band G £3,632 per annum.
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

Elstree Road, Bushey WD23 4GL

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



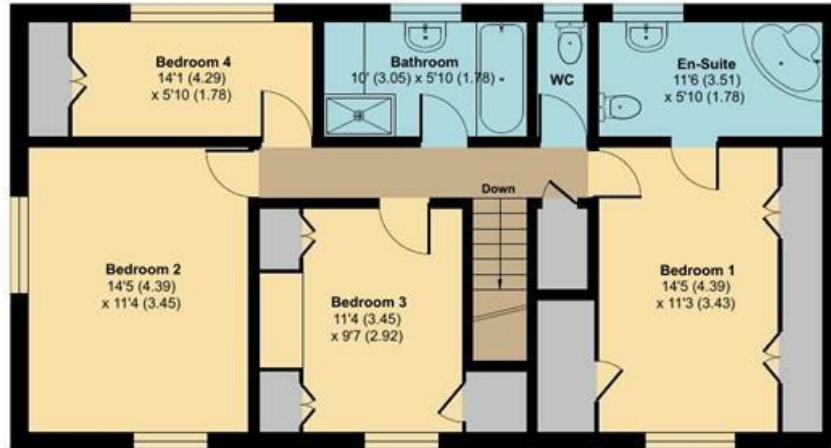
Elstree Road, WD23

Approximate Area = 1802 sq ft / 167.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1952 sq ft / 181.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benjamin Stevens. REF: 1140706

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 79 | | |
| | 55 | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk