



## Rossway Drive Bushey, WD23 3EW £650,000

A bright and spacious four bedroom, two bathroom semi-detached townhouse situated on a sought-after development off Little Bushey Lane, conveniently located for local shopping and transport facilities, including Bushey Mainline Station (fastest journey to London Euston in approximately 19 minutes), with excellent road links via the M1 and M25, and within the catchment area for highly regarded state and private schools.

Beautifully presented throughout, this versatile family home offers well-planned accommodation arranged over three floors. The ground floor comprises a welcoming entrance hall with useful storage, a guest cloakroom, a fully fitted modern kitchen, and a spacious reception/dining room with doors opening onto the rear garden, providing an ideal space for both everyday family living and entertaining.

The first floor offers two well-proportioned bedrooms and a contemporary family bathroom, while the second floor features two further double bedrooms, including the principal bedroom with an en suite shower room (Jack and Jill access).

Externally, the property enjoys an attractive rear garden with a lawn and patio area, together with gated side access. To the front, a private driveway provides off-street parking and leads to the attached single garage. Further benefits include double glazed windows, gas central heating and excellent decorative order throughout.

Call us today to arrange a viewing!

- Four Bedroom Family Home
- Semi-detached
- Double Glazed Throughout
- Beautifully Presented
- Single Garage
- Driveway For Two Cars
- Ample Storage



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

