Prowse Avenue, Bushey Heath, WD23

Asking Price £2,500,000















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A substantial five-bedroom detached home offering over 4,500 sq ft of bespoke accommodation in a sought-after Bushey location. The property features four reception rooms, a vaulted entrance hall with galleried landing, and a spacious kitchen/dining area with conservatory. The principal suite includes a walk-in wardrobe and en suite.

The rear garden extends to approximately 135ft and has been thoughtfully landscaped to provide excellent outdoor space for both relaxation and entertaining, featuring an enclosed astroturf football pitch, covered pergola ideal for outdoor entertaining, and a versatile outhouse. Well located for excellent schools and transport links into London.

Situated on a sought after residential road in Bushey Heath, this exceptional five bedroom, four reception room detached residence offers over 4,500 sq ft of custom built accommodation, individually designed for the current owners and perfectly tailored for modern family living.

For leisure and recreation, residents benefit from proximity to green open spaces including Little Hartsbourne Wood, as well as Hartsbourne golf course and local fitness facilities, offering an excellent lifestyle balance for families.

From the moment you step inside, the impressive vaulted entrance hallway with its galleried landing sets the tone, creating a striking sense of space and grandeur. The ground floor provides a superb balance of formal and informal living, with four versatile reception rooms ideal for entertaining, relaxing, or working from home.

At the heart of the home lies a custom built, stunning kitchen/dining area, seamlessly connected to a bright and airy conservatory, allowing natural light to flood the space and providing direct views and access to the garden, perfect for indoor-outdoor living.

Upstairs, the principal bedroom suite is a true retreat, featuring a walk-in wardrobe, a luxurious en-suite bathroom and french windows onto a private balcony. The remaining bedrooms are generously proportioned and all with en suite facilities, offering flexibility for growing families or guests. The top floor offers flexible space for leisure or further accommodation.

Externally, the property continues to impress, with an expansive 135ft rear garden thoughtfully arranged over three tiers to maximise both leisure and lifestyle. A standout feature is the enclosed astroturf football pitch, ideal for children and sports enthusiasts, while a covered pergola provides the perfect setting for outdoor dining and entertaining. This is further complemented by a versatile outhouse, offering excellent additional space for relaxation, work, or leisure.

Prowse Avenue remains one of Hertfordshire's most desirable locations, prized for its blend of leafy surroundings and rural ambience. The property is ideally positioned within easy reach of Bushey railway station, providing fast and frequent services into London Euston in under 20 minutes, witha 10 minute drive to Stanmore Underground, making it an great choice for commuters. The area is also well served by a selection of highly regarded schools, both state and independent, as well as a variety of local shops, cafés, and amenities in nearby Bushey Heath, Bushey Village and Watford town centre.

This is a rare opportunity to acquire a substantial, bespoke home combining space, style, and standout features in a prime, well-connected location.















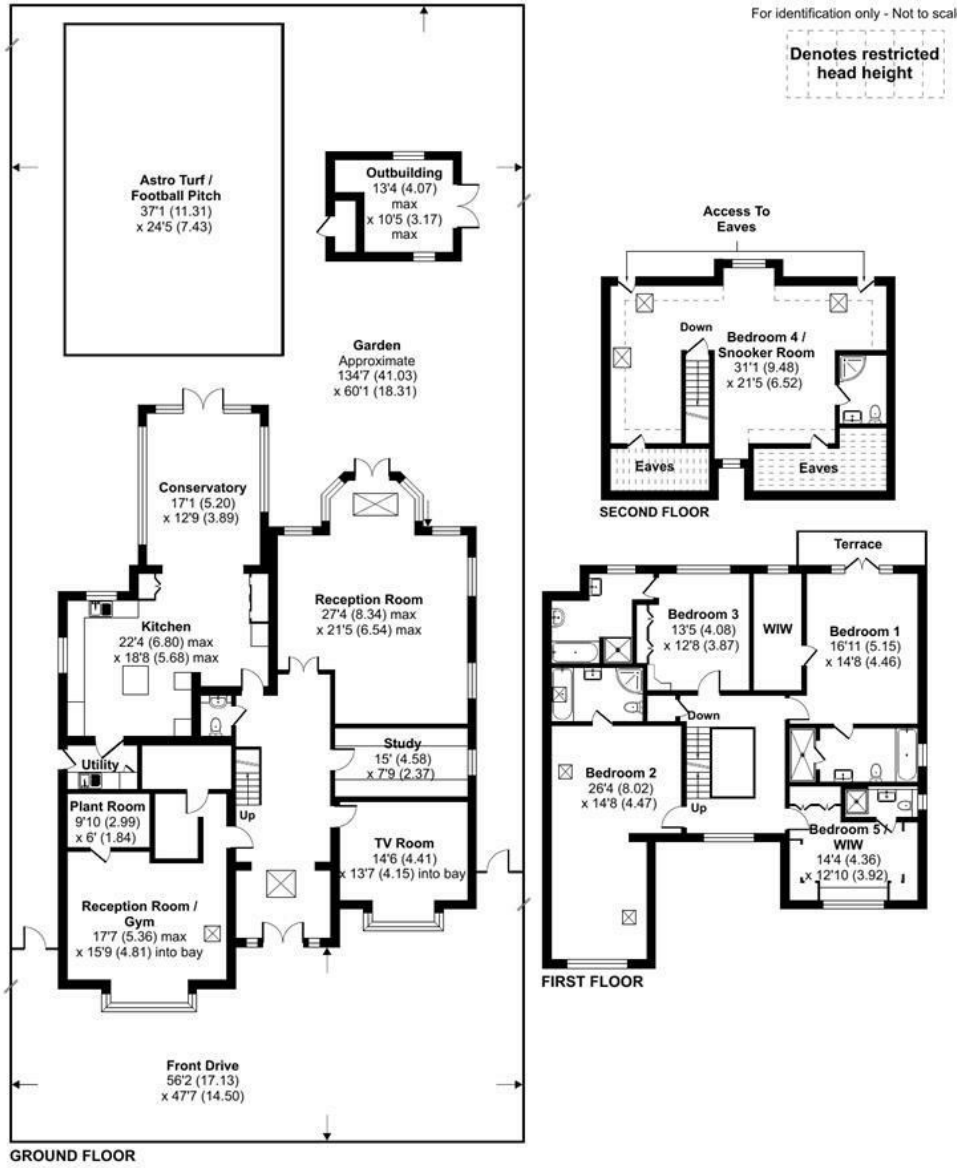




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Approximate Area = 4182 sq ft / 388.5 sq m
Limited Use Area(s) = 258 sq ft / 23.9 sq m
Outbuilding = 130 sq ft / 12 sq m
Total = 4570 sq ft / 424.4 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Real Estates. REF: 1439555

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