



Flat 5, 61 Bushey Hall Road, Bushey, WD23 2EN
£350,000

sewell &
gardner

Property Type: Flat

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

A beautifully presented one-bedroom, first-floor apartment situated on the popular Bushey Hall Road, Bushey, offered for sale on both a 30% shared ownership basis and 100% ownership.

The property is in very good condition throughout and offers an impressive amount of living space, with a particularly spacious open-plan kitchen/dining/living area providing an excellent setting for both everyday living and entertaining. The modern kitchen is well equipped with ample storage and workspace, while the generous living and dining area creates a bright and versatile heart to the home.

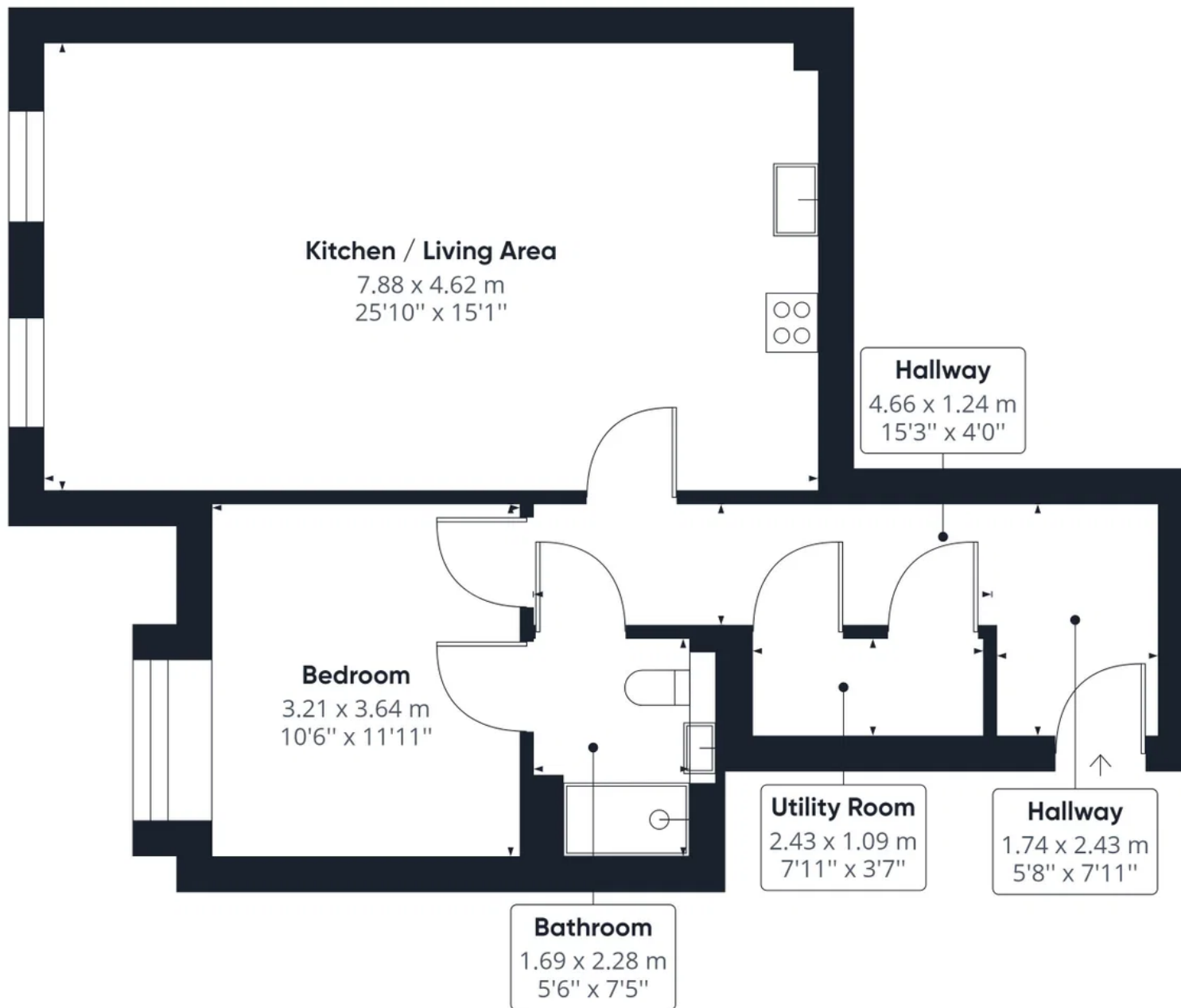
The accommodation further comprises a well-proportioned double bedroom, a contemporary bathroom and a useful separate utility cupboard, providing valuable additional storage and space for household appliances.

Further benefits include an allocated parking space and the convenience of being on the first floor.

For leisure and recreation, Bushey Grove Leisure Centre is close by and offers a gym, 25-metre swimming pool, fitness classes and indoor sports facilities. The area also benefits from nearby green spaces and The Rose garden, while Bushey Hall Golf Club is also nearby. Bushey Station being a 20 minute walk away is also an attractive addition to the location, providing mainline rail services and a convenient option for commuters travelling towards London, with the station offering regular passenger facilities and connections.

- One-bedroom first-floor apartment
- 30% and 100% ownership options
- Modern condition throughout
- Spacious kitchen/dining/living area
- Modern fitted kitchen
- Double bedroom
- Spacious bathroom
- Separate utility cupboard
- Allocated parking space
- Close to local shops, cafés, leisure facilities and transport links





Approximate total area⁽¹⁾

66.44 m²

715.19 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Despite being close to London and having Watford on its doorstep, Bushey retains its village atmosphere. Bushey station provides frequent trains into London in as little as 29 minutes, making it an ideal choice for commuters. Watford is just a short drive away and features a big shopping centre, large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

Bushey High Street includes a range of independent shops, pubs and restaurants including Zaza’s which is a popular local Italian restaurant and St James which offers fine dining.

There are a selection of primary schools including Bournehall Primary School, secondary schools such as Queen’s School & Bushey Meads, as well as independent school options.

Bushey also provides ample green space and leisure facilities. King George Recreation Ground is popular with families and Bushey Grove Leisure Centre with swimming pool, gym, indoor and outdoor sports facilities, has lots of local members.



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