

Connells

Beechcroft Road
Bushey

Beechcroft Road
Bushey WD23 2JU

for sale offers in excess of
£800,000







Property Description

A truly distinctive detached family home, individually designed and built by the current owner in 2010, this impressive residence offers approximately 1,800 sq ft of beautifully appointed and versatile accommodation arranged over four floors.

The heart of the home is the stunning lower ground floor, featuring a spacious open-plan kitchen, dining and family area with bi-fold doors opening onto the rear garden. The contemporary kitchen boasts an extensive range of units, granite worktops and space for appliances, while a guest WC completes this level.

The ground floor provides flexible accommodation with a generous fourth bedroom, ideal as a home office, playroom or reception room, with direct access to a private balcony. A further WC serves this floor, while underfloor heating runs throughout the ground and lower ground levels. The first floor offers two double bedrooms with fitted wardrobes and a stylish family bathroom. Occupying the entire second floor, the impressive principal suite features a modern en-suite shower room and skylight window.

Outside, the landscaped rear garden includes lawn and patio areas, perfect for entertaining and family enjoyment. Further benefits include driveway parking and an integral garage.

A rare opportunity to acquire a unique family home combining generous living space, contemporary finishes and flexible accommodation in a highly desirable setting.

Lower Ground Floor

Open Plan Lounge
Open plan with kitchen
Tiled flooring
TV Point
Window to side
Bifold doors to garden

Kitchen
Wall and base units
Integrated microwave
Dishwasher
Space for freestanding fridge/freezer
Granite worktops
Gas oven and hob

Utility Room / Wc
Space for washing machine and dryer
Base units
Sink/bowl
WC

Ground Floor

Bedroom Four
Door to balcony

Cloakroom
WC
Vanity sink
Window to front

First Floor Landing
Storage cupboard

Bedroom Two
Window to front
Radiator
Fitted wardrobe

Bedroom Three
Window to rear
Radiator

Bathroom
Window to side
WC
Wash hand basin
Bath with mixer taps and overhead shower
Heated towel radiator

Second Floor

Bedroom One
Skylight
Velux window
Storage
Radiator
Window to front

Ensuite
Heated towel radiator
WC
Shower cubicle
Tiled flooring
Wash hand basin

Rear Garden
Patio
Laid lawn

Garage
Integral up and over doors

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Total floor area 169.9 m² (1,829 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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86 High Street
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EPC Rating: C

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/BUS308719

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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