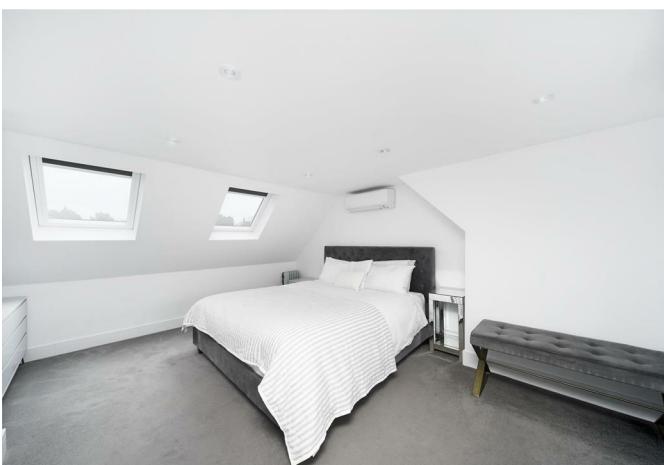


# CHARMILL

RESIDENTIAL



**Herkomer Road, Bushey WD23**  
**£885,000 Freehold**



A beautifully presented three storey, four bedroom detached house situated on Herkomer Road, Bushey. This charming family home has been meticulously designed throughout with the ground floor comprising a large entrance hall, a 25 ft reception/dining room ideal for entertaining with a bay window which floods the room with natural light, a second reception room/eat-in fully fitted kitchen with a breakfast bar and doors leading out to a 53 ft garden. A playroom/study, a utility room and a guest cloakroom complete this floor. On the first floor you will find three double bedrooms and a family bathroom. The principal bedroom with an en-suite shower room is on the second floor. The house further benefits from a driveway for two cars, an electric car charger and air conditioning.

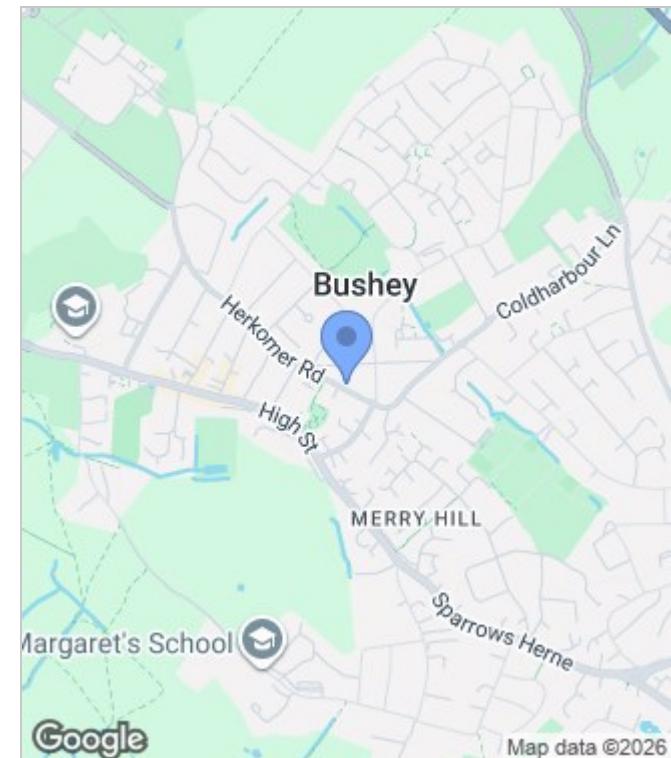
Herkomer Road is moments from all the shops, restaurants and cafes on Bushey High Street as well as the green open space of King George Park which boasts a large children's playground and tennis courts. Bushey station (West Coast Main line) providing access to Euston in just 20 minutes is one mile away. Furthermore the M1 is nearby, with direct routes to London and the Midlands.



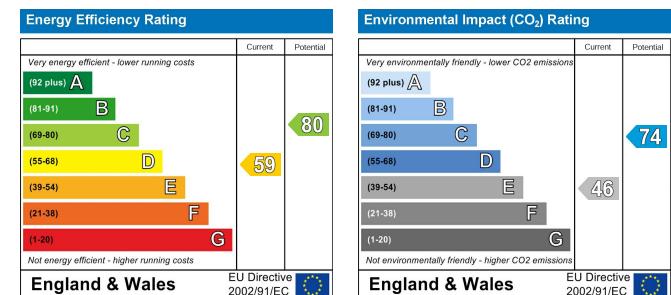
## Floor Plan



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

