



California Lane, Bushey Heath, WD23

£1,900,000

# CAMDEN CHASE

## California Lane, Bushey Heath, WD23

This substantial five-bedroom detached family home occupies a prime position on one of Bushey Heath's most sought-after residential roads. Extending to approximately 2,933 sq ft, the property offers well-balanced and versatile accommodation ideally suited to modern family living, alongside a beautifully secluded rear garden extending to approximately 115 ft.

The ground floor has been thoughtfully arranged to create a natural flow between formal and informal living spaces. A spacious principal reception room enjoys views across the garden, with French doors opening directly onto the terrace. At the heart of the home is a generous kitchen/breakfast room which flows seamlessly into a separate family room, creating an excellent everyday living and entertaining space with direct access to the garden beyond.

Further ground floor accommodation includes a formal dining room, a dedicated home office and a separate utility room.

The first floor comprises a well-appointed principal bedroom suite with a walk-in wardrobe and newly renovated bathroom, alongside three further double bedrooms and a contemporary family bathroom. A spacious storeroom provides excellent additional storage. The second floor has been converted to create a further double bedroom with fitted wardrobes, en-suite bathroom and extensive eaves storage, with scope for further enlargement if desired.





## Gardens, Space & Potential

The rear garden is a particular feature of the home, offering a high degree of privacy with mature planting, a large lawn and a paved terrace ideal for outdoor entertaining. A substantial summer house provides in excess of 200 sq ft of additional flexible space, ideal for a gym, studio or home office.

To the front, the property provides off-street parking for multiple vehicles, EV charging and part-converted garage storage.

Previous planning permission has been granted for a ground floor extension, and we believe there remains excellent scope to further increase the overall footprint of the property, subject to the necessary consents.





## A Location That Needs Little Introduction

California Lane is regarded as one of Bushey Heath's premier residential addresses, conveniently positioned for the area's highly regarded schools including Haberdashers', St Margaret's and Aldenham. Bushey Heath's shops, restaurants and transport links including the A41 and M1 are all easily accessible, together with nearby open green spaces including Stanmore Country Park and Aldenham Country Park.

Council Tax Band: E



Approximate Gross Internal Area 2933 sq ft - 273 sq m

(Including Garage & Outbuilding)

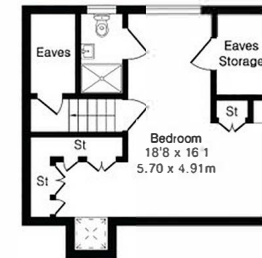
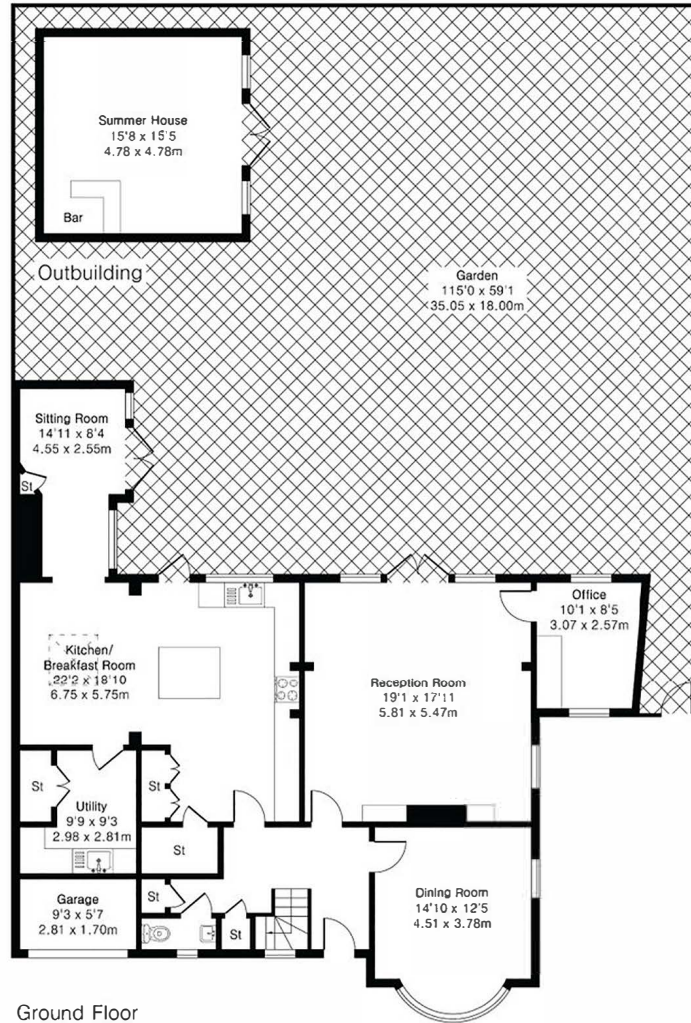
Ground Floor Area 1374 sq ft - 128 sq m

First Floor Area 1010 sq ft - 94 sq m

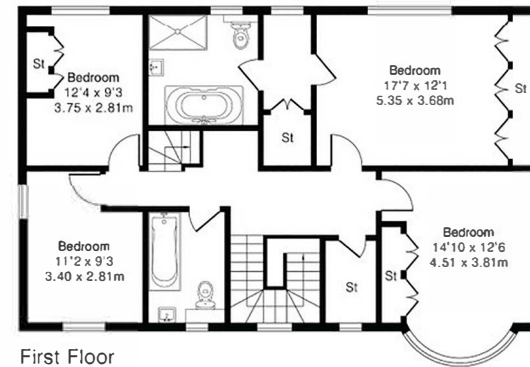
Second Floor Area 252 sq ft - 23 sq m

Garage Area 51 sq ft - 5 sq m

Outbuilding Area 246 sq ft - 23 sq m



Second Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# CAMDEN CHASE