



Asking Price £825,000



Elstree Road
Bushey, WD23
4GI

- **MODERN FOUR BEDROOM END TERRACE TOWN HOUSE**
 - **THREE BATHROOMS**
 - **DOWNSTAIRS W.C.**
- **UNDERFLOOR HEATING TO GROUND FLOOR & DOUBLE GLAZED THROUGHOUT**
- **SPACIOUS RECEPTION ROOM WITH BI-FOLD DOORS TO PAVED GARDEN**
 - **LARGE KITCHEN/DINER**
 - **ENSUITE AND TERRACE OFF OF BEDROOM ONE**
 - **SITUATED IN POPULAR BUSHEY HEATH**
 - **BUILT 2021**
- **OFF STREET PARKING FOR TWO CARS WITH ELECTRIC CHARGING POINT**

Discover this stunning four-bedroom, three-bathroom end terraced house situated in the desirable Bushey Heath area. Offering modern and spacious living across three floors, this beautifully presented home features a contemporary kitchen/diner with integrated appliances, a large reception room with bespoke fittings, and bi-fold doors leading to a private garden. The property also includes a luxurious master bedroom with an en-suite and private terrace, a versatile second bedroom/dressing room, and a top-floor bedroom with bespoke office space. Located just a short distance from Bushey Heath High Road and top local schools, with excellent transport links to the A41, M1, and M25. Additional benefits include off-road parking for two cars, an electric car charging point, and air conditioning to bedroom one. Ideal for families seeking a modern lifestyle in a prime location. Viewing highly recommended.

Local Authority: Hertsmere
Council Tax Band: F
Tenure: Freehold





Ground Floor



Upvc entrance door, burglar alarm, hallway, tiled floor with underfloor heating, utility cupboard housing combination boiler, controls and networking hub, under stairs cupboards with electric sockets doors to:

Kitchen/Diner 21'9 x 9'8



Modern kitchen/diner with base units with stone worktops over and wall units. Induction hob with extractor over, integrated fridge/freezer, integrated oven, integrated microwave, integrated dishwasher, integrated washing machine, tiled floor with underfloor heating, double glazed front aspect windows.













































Elstree Road, WD23 4GL

Approx Gross Internal Area = 144.3 sq m / 1553 sq ft

Driveway = 52.2 sq m / 562 sq ft

Patio = 71 sq m / 764 sq ft

Terrace = 6.3 sq m / 68 sq ft

Total = 273.8 sq m / 2947 sq ft



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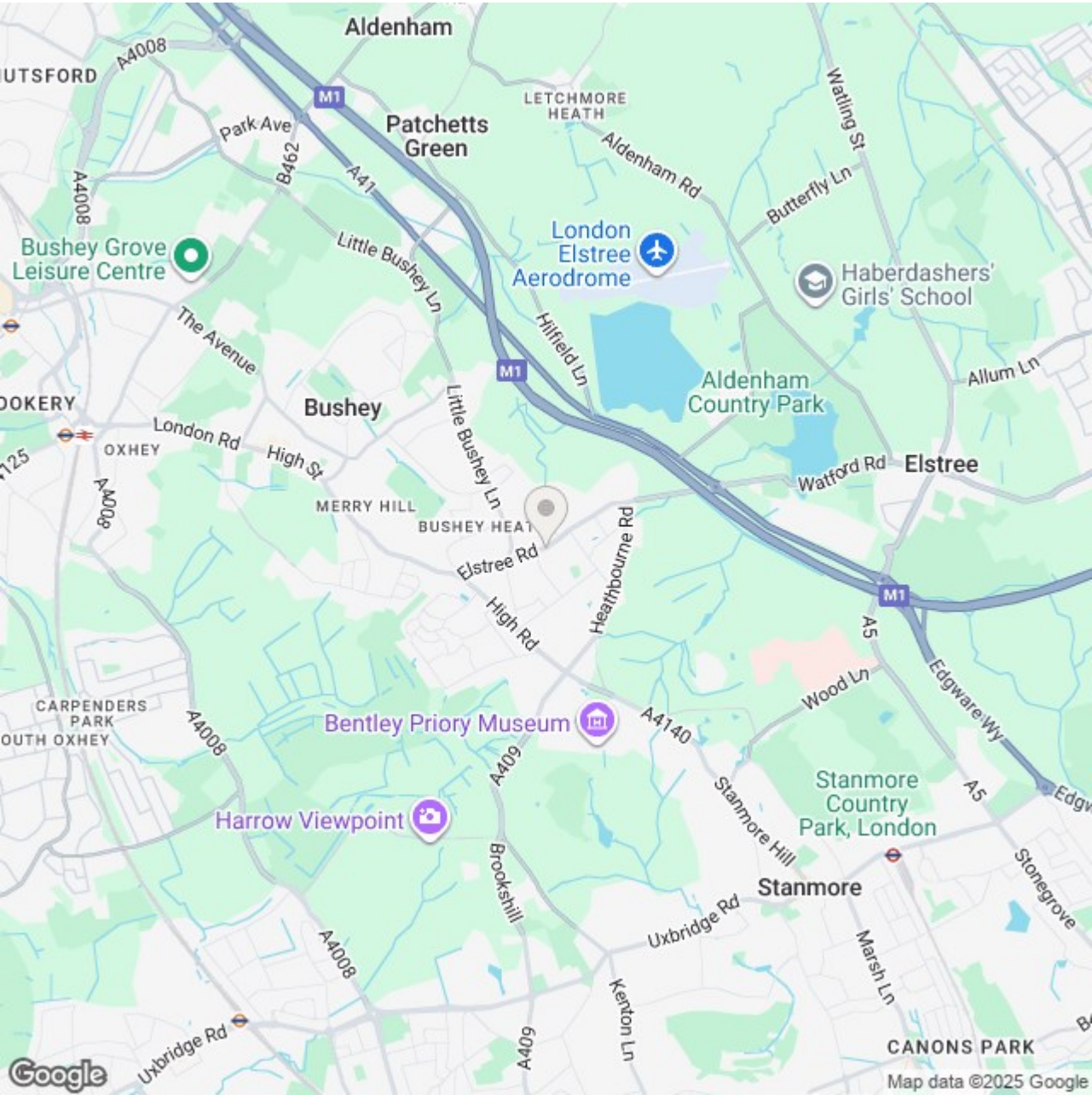
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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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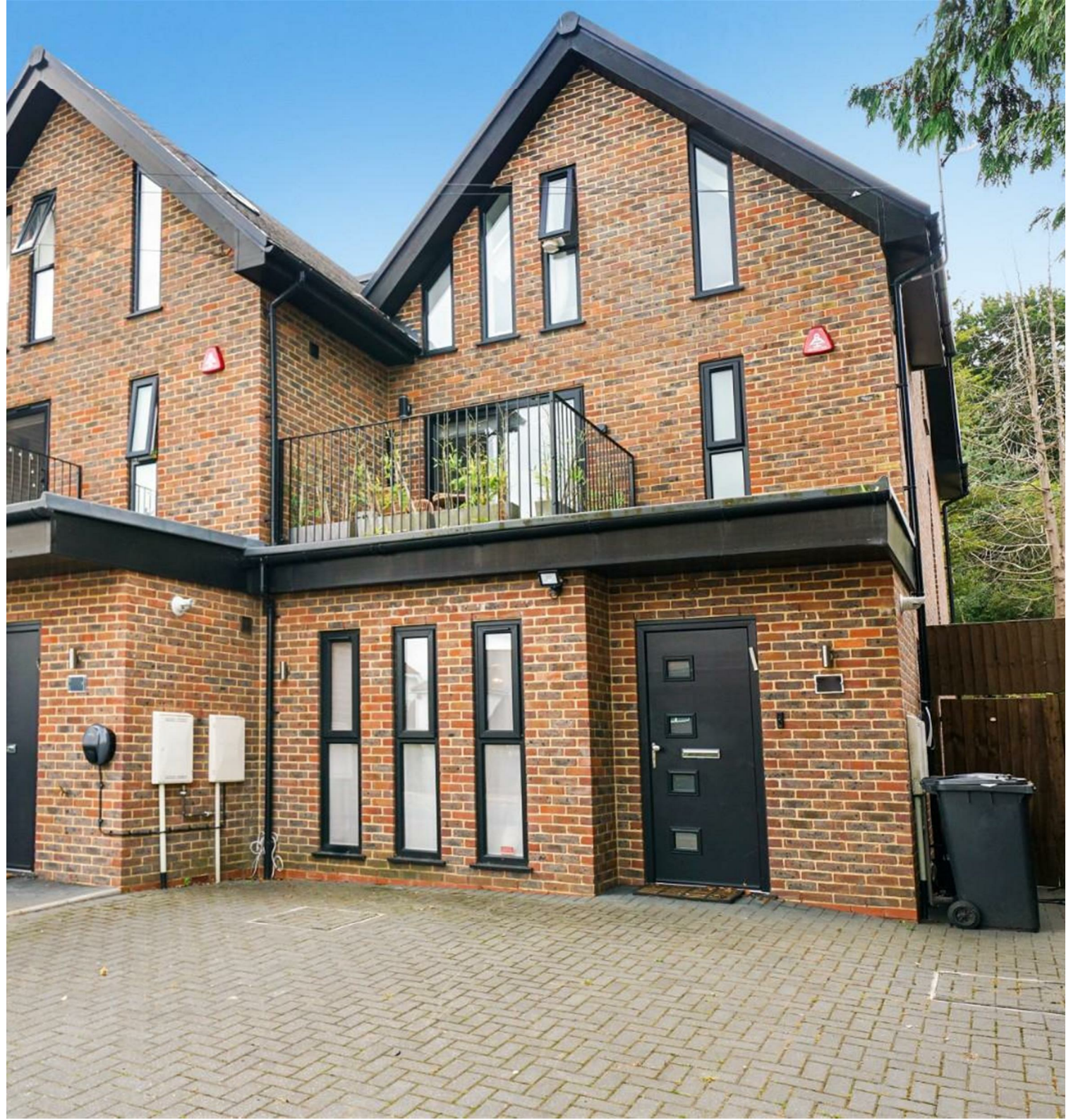
Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | 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

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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