



**Elstree Road, Bushey WD23 4GL**

**Asking Price £999,950**

A bright and spacious FOUR BEDROOM, TWO BATHROOM, FOUR RECEPTION ROOM DETACHED FAMILY HOME situated in the heart of Bushey Heath, conveniently located and within walking distance to all local shopping and transport facilities. The property is being offered in good decorative order benefits from: Replacement Double Glazed Windows, Gas Warm Air Heating, Guest Cloakroom, Study/Playroom, Lounge/Dining Room, Family Room, Fully Fitted Kitchen/Breakfast Room, Bedroom One With En Suite Bathroom, Three Further Bedrooms, Family Bathroom, Integral Garage, Secluded Rear Garden, Off Street Parking For Several Cars.

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**Exterior:**



**Lounge/Dining Room:**



**Entrance Hall:**



**Family Room:**



**Lounge/Dining Room:**



**Family Room:**



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**Study/Playroom:**



**Bedroom One:**



**Kitchen/Breakfast Room:**



**En Suite Bathroom:**



**Kitchen/Breakfast Room:**



**Bedroom Two:**



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**Bedroom Three:**



**Rear Garden:**



**Bedroom Four:**



**Rear Garden:**



**Family Bathroom:**



**Exterior Rear:**



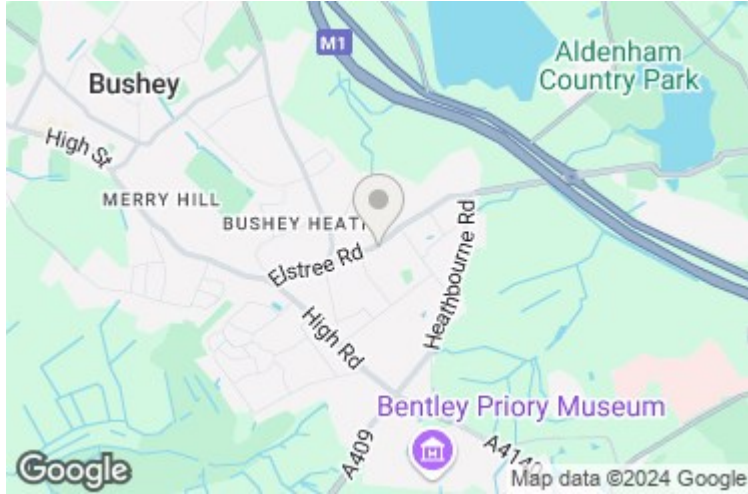
**Tenure:**

This is a freehold property.  
Council Tax Band G £3,632 per annum.  
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

**Disclaimer:**

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While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



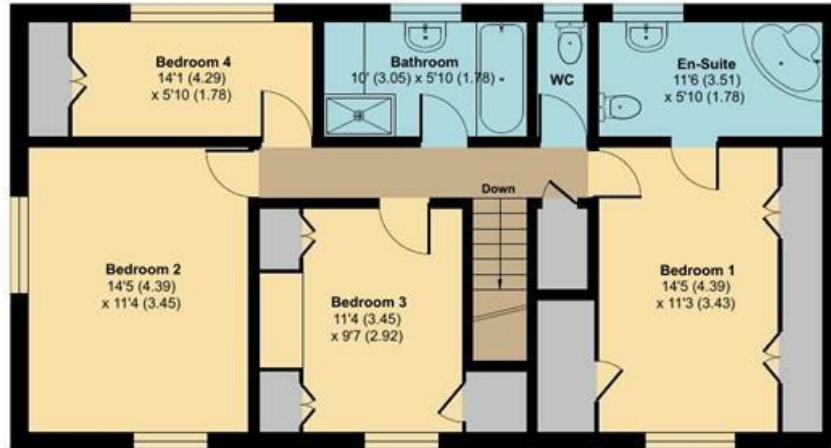
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Approximate Area = 1802 sq ft / 167.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1952 sq ft / 181.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Benjamin Stevens. REF: 1140706

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	79	England & Wales		EU Directive 2002/91/EC	55



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