

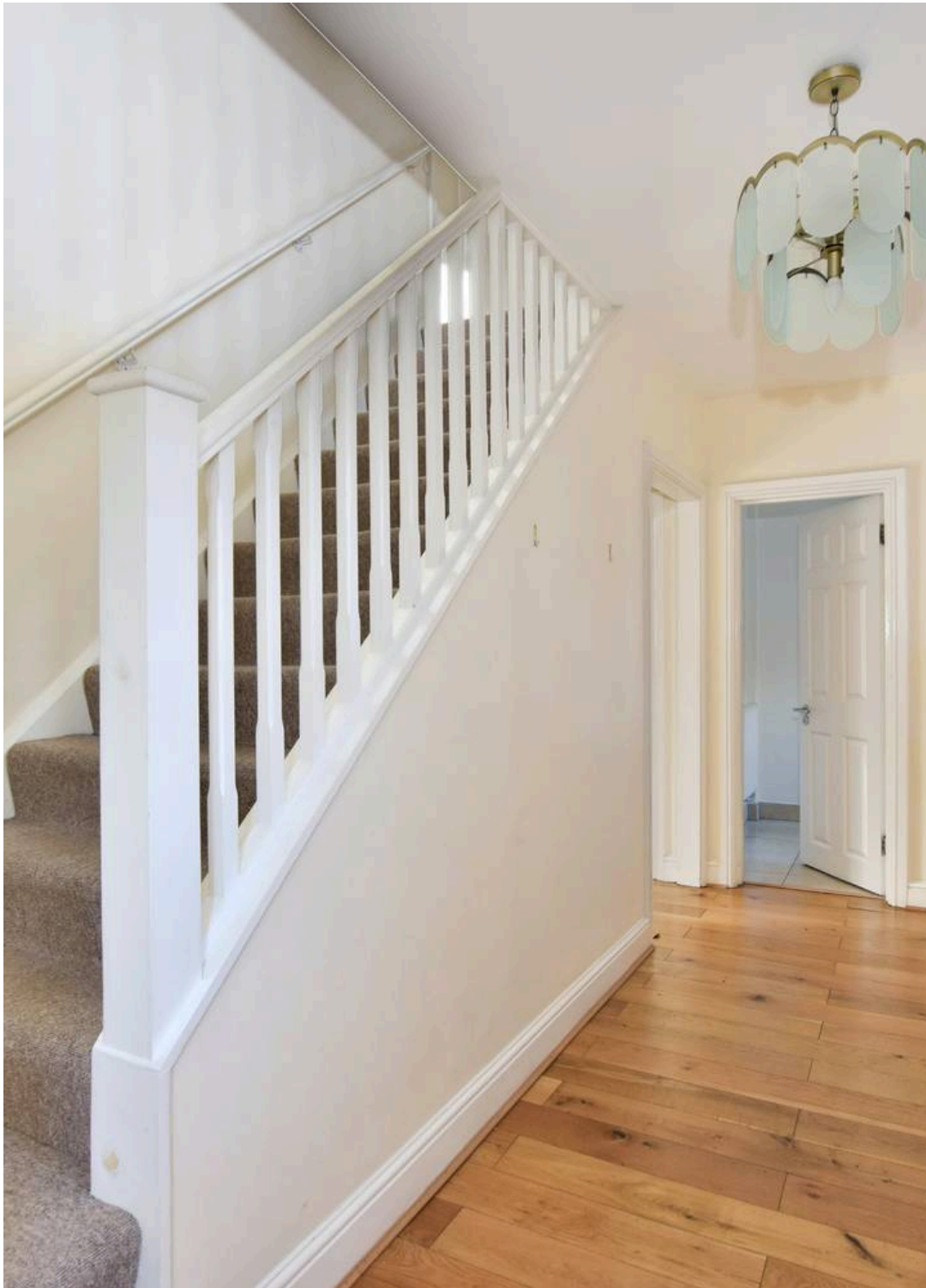


Harcourt Road, Bushey

Guide Price £850,000

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Harcourt Road

Bushey

A spacious four-bedroom, two bathroom detached family home which is offered for sale with NO UPPER CHAIN, is conveniently located in a desirable location with excellent transport links, local amenities, and reputable schools nearby. This property is an attractive option for those seeking a well-appointed family home in a prime location.

The property features an entrance porch opening to the entrance hall, with stairs rising to the first floor and leads to all rooms downstairs.

At the heart of the home is a well-equipped kitchen, fitted with high-quality wall and base units and has the benefit of built-in appliances, a separate utility room, a generous sitting room with feature fireplace, a large dining room plus additional downstairs WC.

On the first floor, there are four good size bedrooms, the master bedroom with the benefit of an en-suite shower room plus a spacious family bathroom.

Outside, the property benefits from a well-sized rear garden, offering space for outdoor dining or leisure activities and a detached single garage leading to the front of the property, where there is a generous driveway offering ample off street parking.

This four-bedroom detached house combines modern living with convenience, making it a standout option for those looking to settle in this prestigious location.





Harcourt Road

Bushey

Bushey is a much sought-after location and is conveniently located for numerous highly regarded outstanding primary and secondary schools, local shops and amenities including Aldenham Golf & Country Club, Aldenham Park, Oxhey Park, and Bushey mainline train station which is serviced by London Overground and London Northwestern trains into London, and the Jubilee line from nearby Stanmore has frequent services into London with Stratford the final station destination. Comprehensive shopping amenities are catered for at the Atria Watford Shopping & Leisure Centre. For the road commuter, the A41 is within a few miles, the M1 is accessible at Junctions 4 and 5 and the M25 at Watford, at Junction 19 or 20, connecting to the national motorway network. Bus 142 runs a frequent service via Watford to Brent Cross with route stops through Bushey, Stanmore and Edgware and bus 258 from Watford to Harrow via Bushey.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Chain
- Detached Family Home
- En-Suite Shower Room to Master Bedroom
- Detached Garage
- Potential to Extend, STPP
- Utility Room
- Large Driveway
- Spacious Rear Garden





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

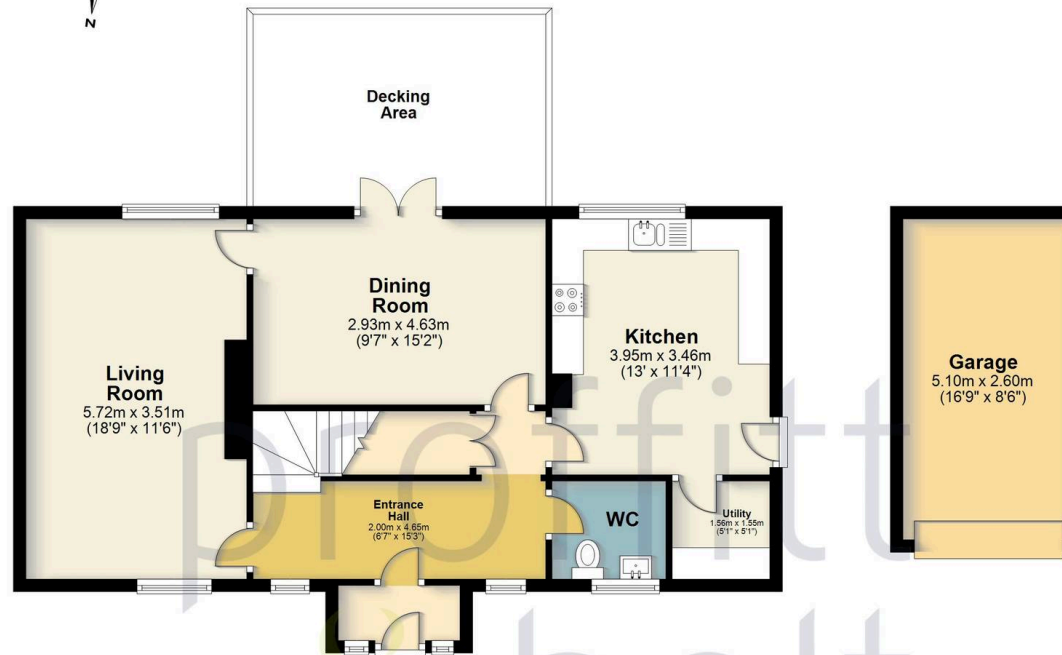






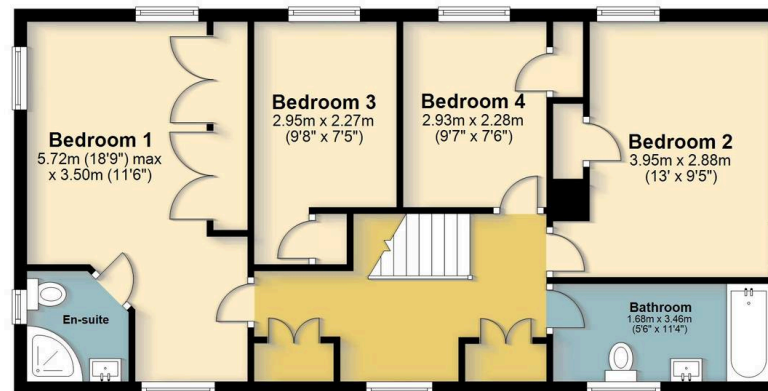
Ground Floor

Approx. 82.2 sq. metres (885.2 sq. feet)



First Floor

Approx. 67.9 sq. metres (731.1 sq. feet)



Total area: approx. 150.2 sq. metres (1616.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt – Watford

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