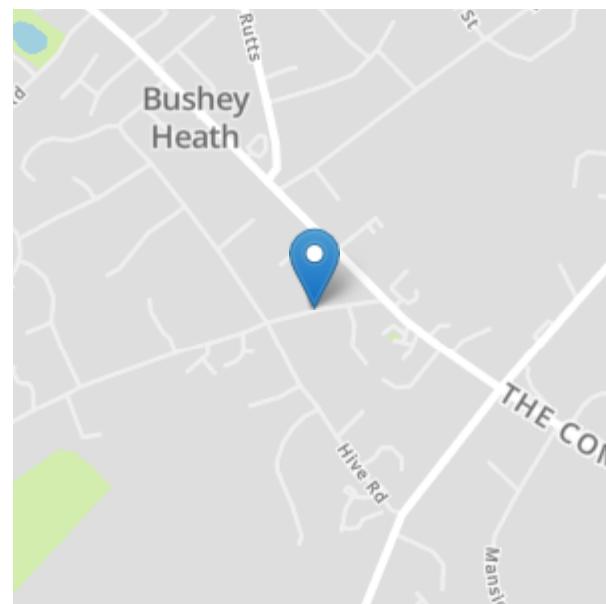


Hartsbourne Road is one of Bushey's premier roads, conveniently located for the local amenities of the High Road, Bushey Heath as well as Stanmore and Watford Town Centres. Bushey Heath also offers excellent communication links to London and the North, with the M25 (junction 19) and the M1 (junctions 4 and 5) within easy access. The local primary school is just on the doorstep with superb private schools within close proximity.



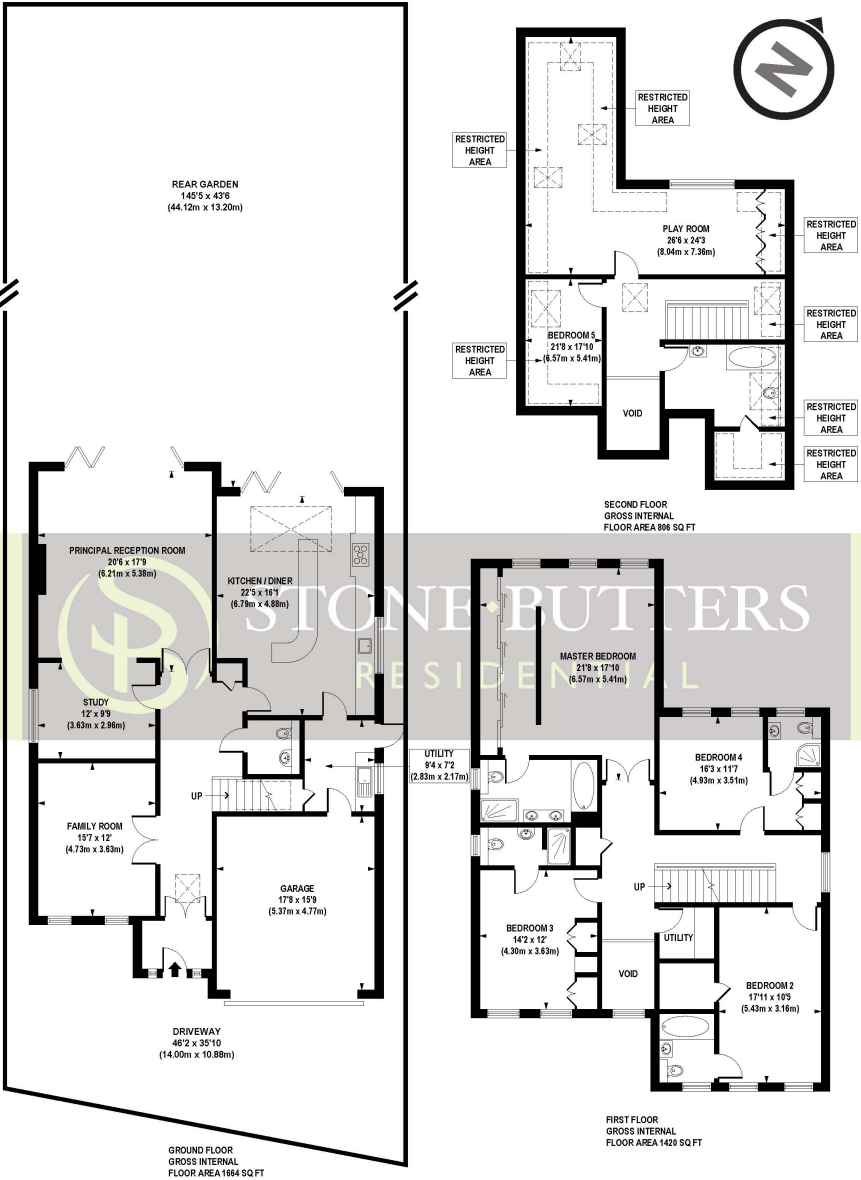
Hartsbourne Road,, Bushey. WD23 1JH. Freehold

Bright & Spacious 5 Bedroom 5 Bathroom Family Home, built approximately 10 years ago and set in Bushey's premier road being a short walk to Bushey Heath's shopping and transport services. Offering excellent well planned family living the house has a superb open plan kitchen/diner with bi-fold doors onto the garden plus 3 further reception areas, utility room and guests cloakroom . On the 1st floor you have 4 double bedrooms all with en-suites. Top floor offers a further bedroom, bathroom and an amazing playroom/office. As you enter the house the bright & airy hallway offers access to all rooms.

To the rear you have a garden measuring approximately 145' in length with patio area. Double width integral garage and off street parking at the front.

Internal viewing highly recommended.

- Bright & Spacious Accommodation
 - Five Bathrooms
 - Open Plan Kitchen/Diner
 - Large Garden
 - Utility Room
- Five Bedrooms
 - Three Reception Areas
 - Integral Double Garage
 - Superb Location
 - Built In 2014



APPROX. GROSS INTERNAL AREA FLOOR 3889 sq. ft / 361.34 sq. m (Including Restricted Height Area & Garage)
APPROX. GROSS INTERNAL AREA FLOOR 3336 sq. ft / 309.90 sq. m (Excluding Restricted Height Area & Garage)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY MARKETING

(Floor plans are not to scale and measurements are given for guidance only)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	