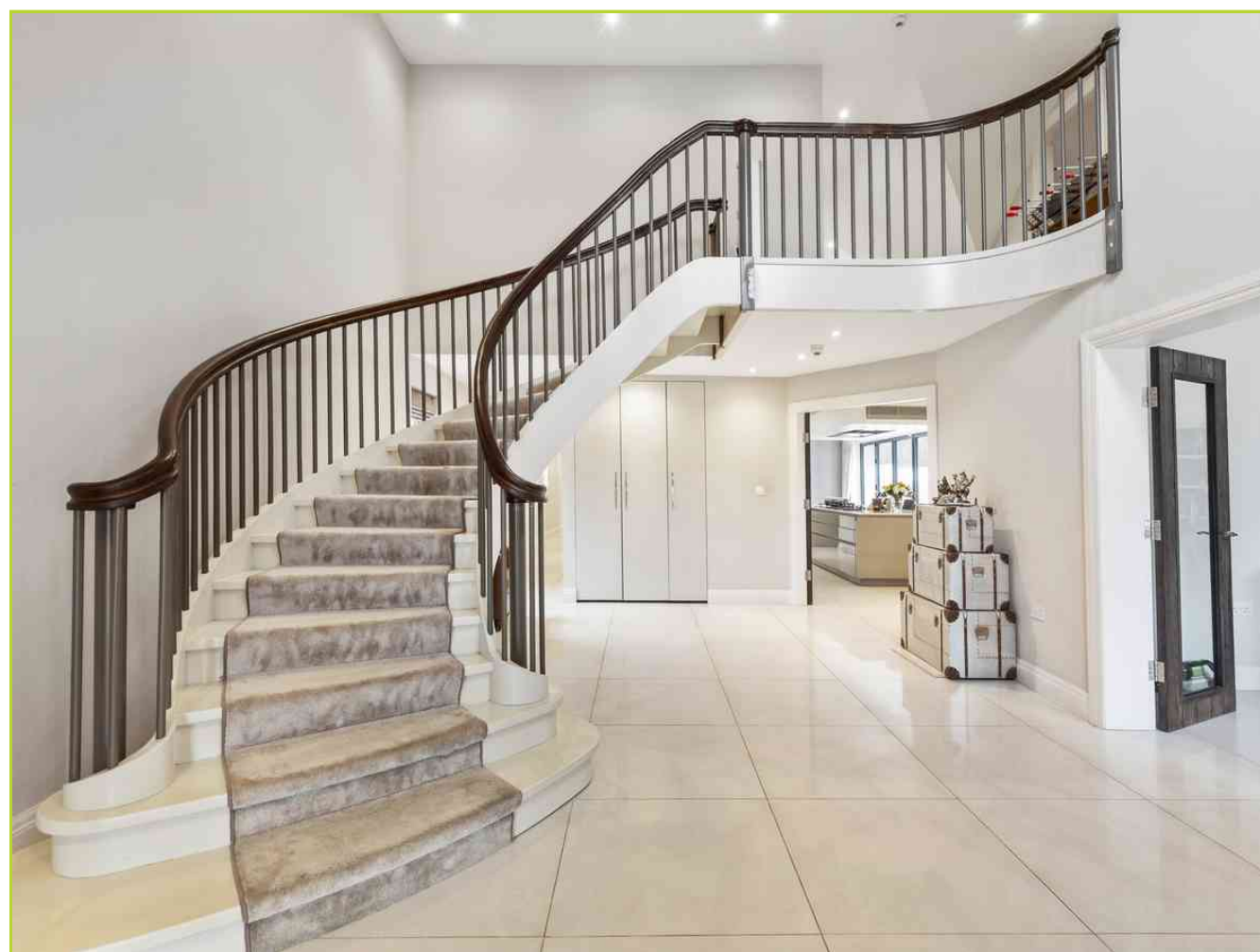
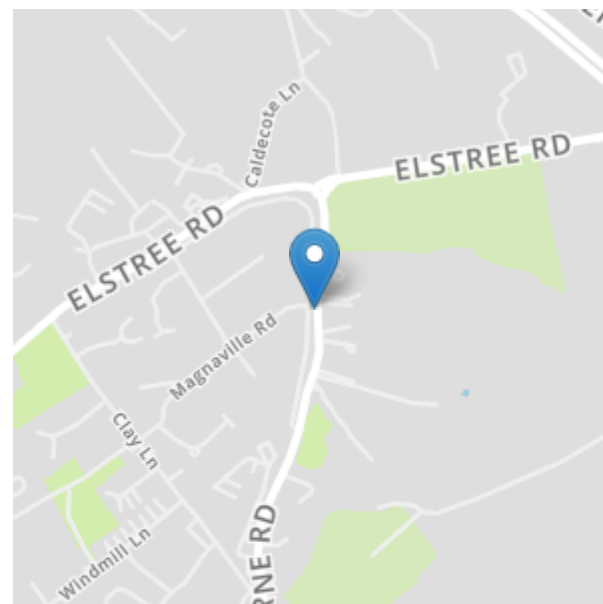


Heathbourne Road is conveniently located for the local amenities of the High Road, Bushey Heath as well as Stanmore and Watford Town Centres. Bushey Heath offers excellent communication links to London and the North, with the M25 (junction 19) and the M1 (junctions 4 & 5) within easy access. The nearest underground station is Stanmore, on the Jubilee Line.



## The Bungalow Heathbourne Road, Bushey Heath. £3,500,000 Freehold

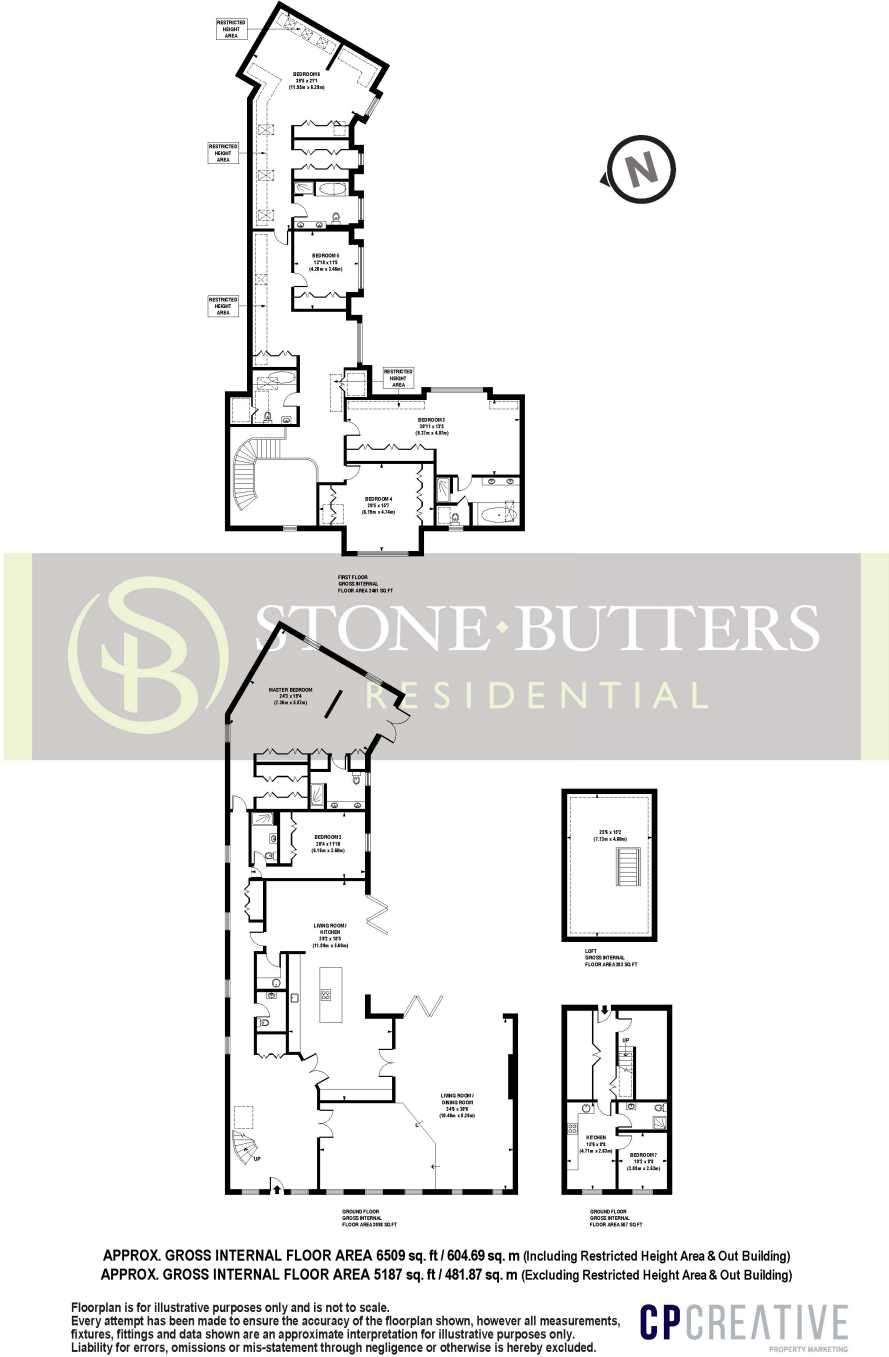
Situated on an approximately 2/3 of an acre plot set behind a gated 120ft driveway, we are delighted to present to the market this Masterfully Designed Mediterranean-style Villa in excess of 5,000 sq ft including an annex, set in stunning grounds with ample forecourt parking.

Highly flexible living accommodation offers 6 bedrooms, 5 bathrooms (4 en suite) and vast intercommunicating living space.

Further features include a large double vaulted reception hall with a sweeping staircase overlooked by a galleried landing; a split level, triple aspect reception room and extensive grounds to the rear incorporating courtyard play area for the children and delightful terraces for the adults!



- Self Contained Annexe
  - Five Bedrooms
  - Impressive Vaulted Reception Hall
  - Luxury Kitchen/Family Room
- Six Bedrooms
  - Two Master Bedroom Suites
  - Secluded Garden
  - Ample Forecourt Parking



(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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	