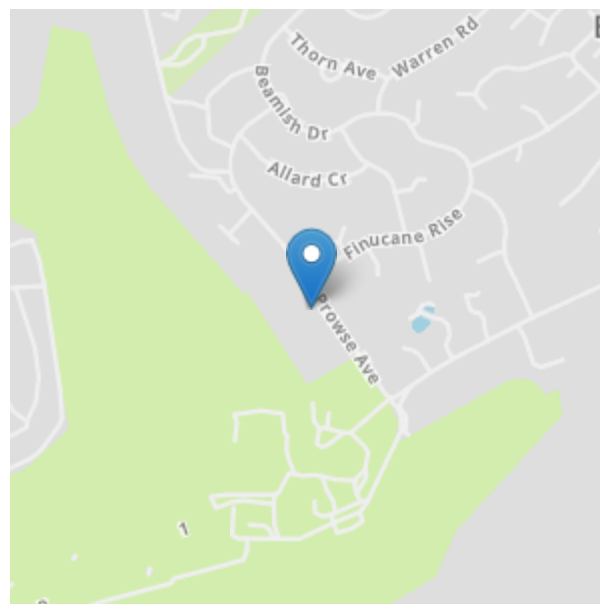


The property is conveniently located for all the local amenities of Bushey Heath, offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) underground station and Bushey station (London overground) both only 2.6 miles away and the A41, M1 and M25 all located nearby. Sporting and recreational facilities are incredibly well catered for in the area with Hartsbourne Country Club and The Grove situated particularly close by, together with the renowned David Lloyd and Village fitness centres. Several excellent private schools are in the vicinity including St Margaret's, Immanuel College, Avanti, North London Collegiate, Haberdashers' Boys' and Haberdashers' Girls' to name only a few.



## Prowse Avenue, Bushey Heath. £3,950,000 Freehold

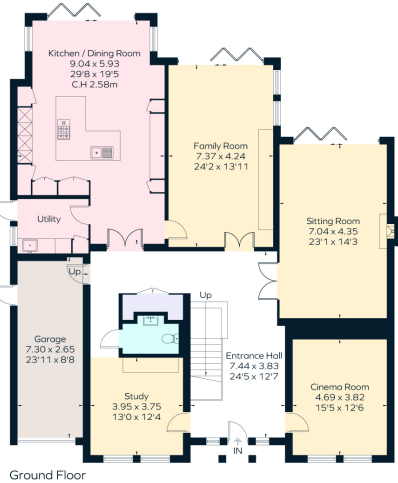
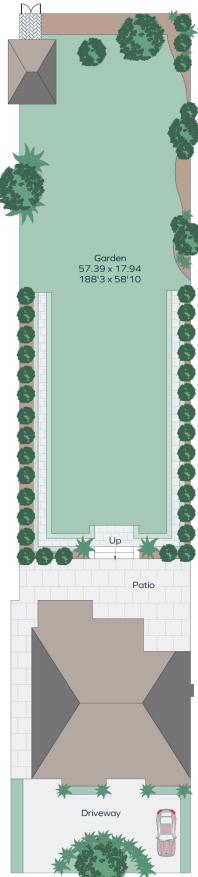
Built 12 years ago by the present owners is this Elegant Detached Residence consisting of approximately 5,000 sq ft (463 sqm) of prime residential property with panoramic views over Hartsbourne Golf Course.



- Five Bedroom Suites
  - 188 Ft South/West Garden
  - Carriage Driveway
  - Superb Luxury Kitchen/Diner
- Five Reception Rooms
  - Panoramic Views
  - Integral Garage
  - Prime Residential Area



Approximate Floor Area = 461.9 sq m / 4972 sq ft (Including Garage / Excluding Eaves)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72505

(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>		
(55-68) <b>D</b>	70	72
(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	