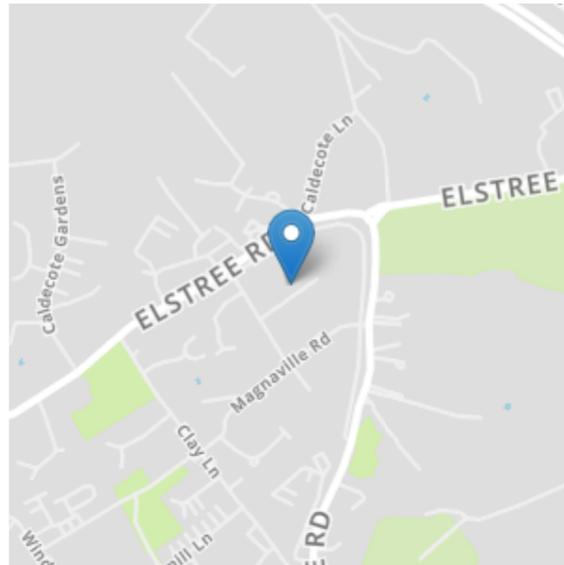


Conveniently located with access to several transport links as well as the A41, M1 and M25 motorways. The property is also close by to the vibrant Bushey Heath High Road which is full of many different shops and eateries. Watford High Street shopping centre is also just a short drive away providing further shops, amenities, recreational and entertainment facilities. Excellent schooling is nearby, including Bushey Heath Primary School, Immanuel College and Haberdashers' Askes Independent Schools.



Arden Close, Bushey Heath, Bushey. WD23 1PL. Freehold

This 2 Bedroom, 2 Bathroom Semi Detached Bungalow situated in a quiet cul-de-sac location, just a short distance from local amenities in Bushey High Street.

The property offers spacious living and entertaining accommodation, benefitting from a south facing garden, garage, own driveway and off street parking for three cars. CHAIN FREE

- Extended 2 Bedroom Bungalow
- 2 Reception Areas
- 2 Bathrooms - 1 En Suite
- Close To Bushey Heath Facilities

- Garage & Off Street Parking
- Fitted Kitchen
- Quiet Location
- Chain Free



APPROX. GROSS INTERNAL FLOOR AREA 1148 sq. ft / 106.63 sq. m (Including Garage)
 APPROX. GROSS INTERNAL FLOOR AREA 1002 sq. ft / 93.07 sq. m (Excluding 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.



(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+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	