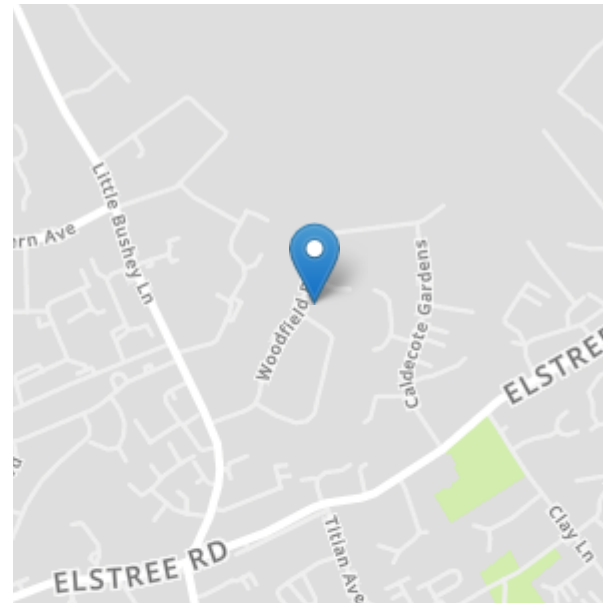


Bushey is a small residential town in the Hertsmere borough of Hertfordshire. With Watford on its doorstep and London a 30 minute train ride away, Bushey still manages to retain a village feel. Excellent transport links via the M1 make the suburb easily accessible to surrounding areas.

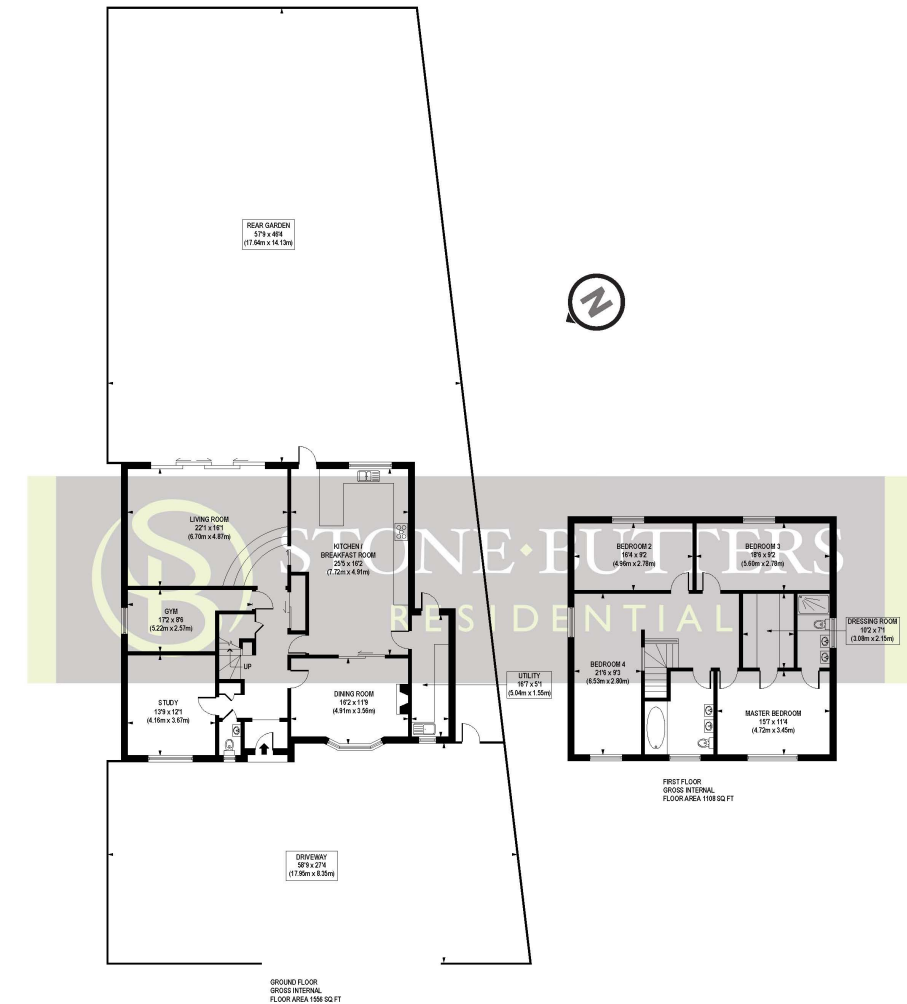
Bushey is located close to renowned schools including the nationally regarded Purcell School for gifted young musicians - Britain's oldest specialist music school - as well as Harrow School, Merchant Taylor's, Haberdasher's Aske's and North London Collegiate.



Woodfield Rise, Bushey. WD23 4QS. £1,470,000 Freehold

A Bright, Airy & Spacious Four bedroom Detached Family Home with 2665 sq ft/ 247 sq m of living space set over 2 floors in excellent condition throughout. Offering flexible accommodation to suit any family, the house lies within close proximity to excellent primary and secondary schools with shops and road links into London close by. The closest train station is Bushey Overground into Euston with excellent links to the Underground. There is a mainly West facing rear garden, with large patio and side access, and off street parking for several cars on the front drive. CHAIN FREE

- Bright & Airy Throughout
- Excellent Condition Throughout
- Internal Viewing Highly Recommended.
- Large Kitchen/Diner
- Utility Room
- 4 Bedrooms 2 Bathrooms
- Chain Free
- Off Street Parking For Numerous Cars
- Well Maintained Rear Garden



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+)	A		
(81-91)	B		
(69-80)	C	79	85
(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	