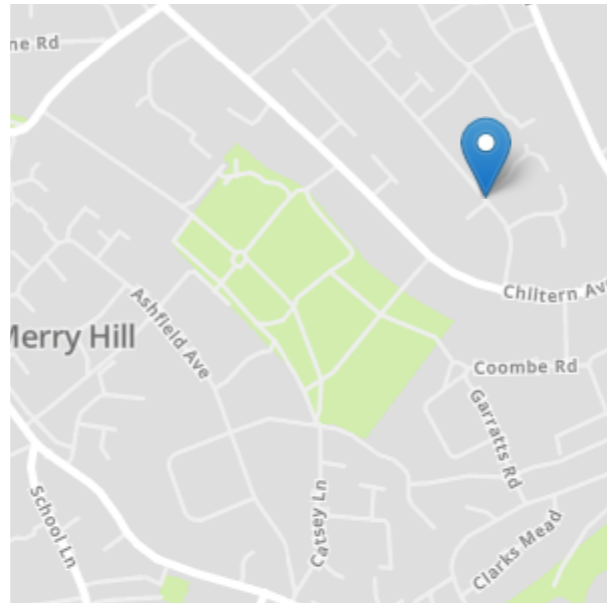


Bushey is a small residential town in the Hertsmere borough of Hertfordshire. With Watford on its doorstep and London a 30 minute train ride away, Bushey still manages to retain a village feel. Excellent transport links via the M1 make the suburb easily accessible to surrounding areas.

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.

Local leisure facilities include Bushey Golf and



**1 Rockingham Gate, Bushey, Hertfordshire. WD23 4DQ.
£1,395,000 Freehold**

Located in a private gated development situated a short distance to King George Park, is this Beautiful 5 Bedroom, 3 Bathroom Detached Residence. The property has been kept in immaculate order by the current owners and provides wonderful accommodation spread over 2 floors. To the ground floor there is a spacious entrance hall leading onto a study and separate tv room overlooking the front elevation, a spacious reception room with doors onto the garden and a fantastic light filled luxury fitted kitchen/dining room. Situated on the first floor there are 2 principal bedrooms with en suites, 3 further bedrooms and a family bathroom. Externally there is a large than average landscaped garden and to the front there is off street parking for several cars plus a double width garage.

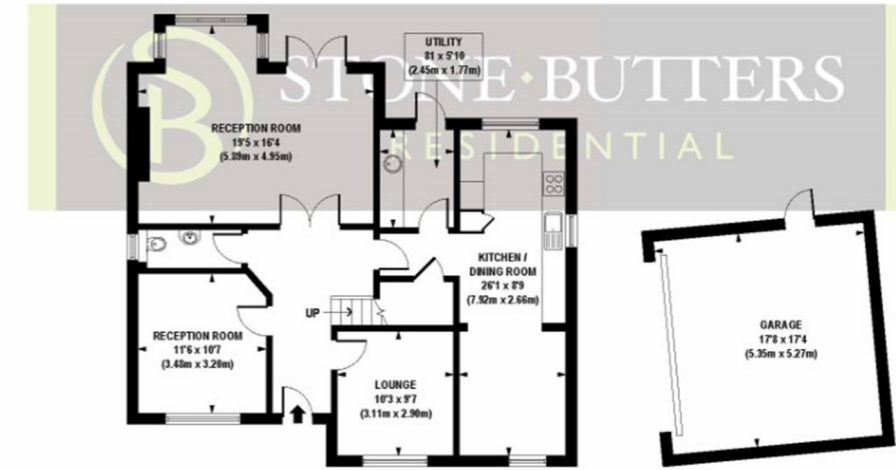


- Gated Development
- Five Bedrooms
- Three Reception Rooms
- Utility Room
- Large Rear Garden
- Forecourt Parking

- Air Conditioning to 3 Bedrooms
- Three Bathrooms - Two En-Suite
- Luxury Kitchen/Diner
- Guest Cloakroom
- Double Width Garage
- Double Glazed



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 939 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 999 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2241 sq. ft / 208.20 sq. m(Including Garage)
 APPROX. GROSS INTERNAL FLOOR AREA 1938 sq. ft / 180.05 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			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	82
(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	