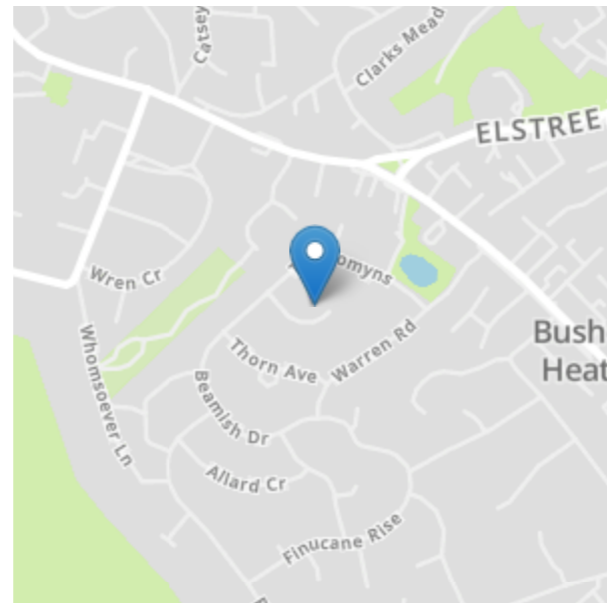


Rose Lawn is a select cul de sac in the heart of Bushey Heath, conveniently located for the local amenities of the High Road as well as Stanmore and Watford Town Centres. Bushey Heath offers excellent communication links to London and the North, with the M25 (junction 19) and the M1 (junctions 4 and 5) within easy access. There are a number of excellent private and state schools in the vicinity.



**Rose Lawn, Bushey Heath. WD23 1HW.  
£1,100,000 Freehold**

A Double Fronted Detached Chalet Bungalow with 3 bedrooms & 3 bathrooms, set behind a wide carriage driveway with ample forecourt parking located in a select cul de sac in the heart of Bushey Heath.

- Three Bathrooms (1 en suite)
- Kitchen/Breakfast Room
- 3 Good Size Bedrooms
- Detached Garage

- Lounge/Dining Room
- Utility Room
- Carriage Driveway
- No Onward Chain



APPROX. GROSS INTERNAL FLOOR AREA 2038 sq. ft / 189.38 sq. m (Including Restricted Height Area, Eaves & Garage)  
 APPROX. GROSS INTERNAL FLOOR AREA 1703 sq. ft / 158.18 sq. m (Excluding Restricted Height Area, Eaves & 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+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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	