

Hamptons

INTERNATIONAL



California Lane, Bushey Heath, WD23

5  3  2 

GUIDE PRICE

£1,750,000
(£1,750,000)

Property details



Key features

- **Five Bedrooms**
- **Three Bathrooms**
- **Kitchen**
- **Breakfast Room**
- **Dining Room**
- **Principal Reception Room**
- **Detached Double Garage**
- **Garden Room**

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Description

This distinctive Edwardian home has been under the same family ownership since 1960 and is now being offered to the open market for the first time. A beautiful period home where many original features remain including leaded light windows, bay windows, porch, wide cornices, picture rails and fireplaces. Upon entering the external symmetry is replicated internally with matching doors on either side to the main reception areas and a glimpse of greenery teasing you from the end of the entrance hall. Although originally designed as two rooms, the triple aspect principal reception room now spans the full depth of the left side of the house and is always showered with natural light. The dining room is situated on the adjacent side of the house and abuts the breakfast room, creating an opportunity to combine the two rooms and replicate the principal reception room, with the kitchen and utility room a step up from the breakfast room and the guest WC off the entrance hall. The first floor comprises of a principal bedroom with en-suite bathroom, with three further bedrooms sharing the family bathroom and the fourth bedroom benefitting from its own en-suite shower room. Our clients have advised the house is largely in its original form aside from some minor internal alterations. Therefore, it presents significant opportunity to extend and redevelop, with a plot large enough to potentially more than double the current size of the house, subject to gaining the necessary planning consents. Outside Externally the property features a delightful 90ft rear garden mainly laid to lawn and surrounded by established trees and shrubs in the well-stocked borders, with colourful flowerbeds dotted around the garden. A series of pathways and steps meander around the house, leading to seating areas, a garden room, and a detached garage. To the front of the house is a 75ft wide shingle driveway, providing off street parking for several cars, side access to the rear garden and access to the garage for covered parking and storage. Situation California Lane is conveniently located for all of the local amenities of the High Road of Bushey Heath together with the facilities of Stanmore and Watford Town Centres. Bushey Heath offers excellent transport facilities with links to London and the North, with Stanmore underground station (Jubilee line), Bushey station (Mainline) 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 all situated close by, together with the David Lloyd and Village fitness centres. Several excellent private and state schools are in the vicinity with Hartsbourne Primary and Bushey Heath Primary particularly close by and St Margarets, Haberdashers, and North London Collegiate slightly further afield. Property Ref Number: HAM-64493



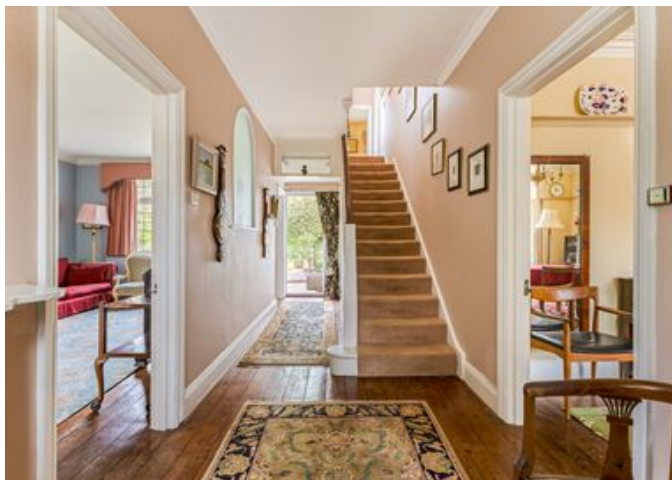












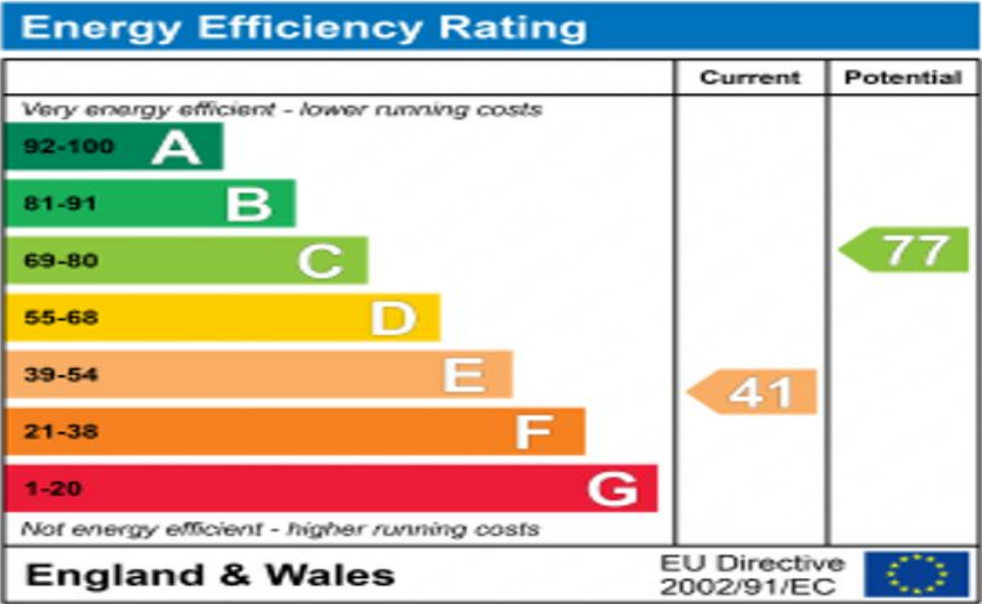








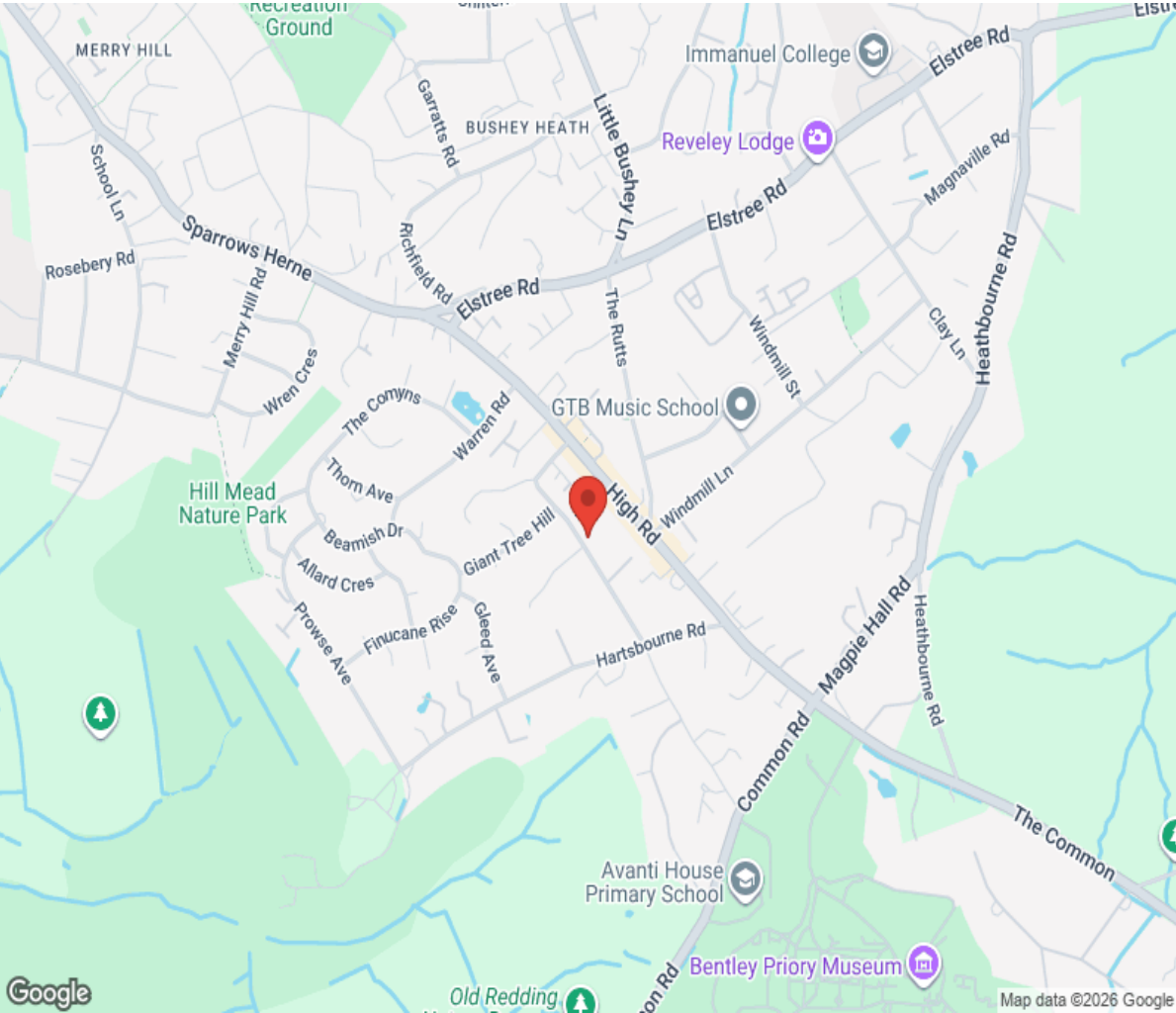




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Location



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