

Hamptons

INTERNATIONAL



Plot 1 Grosvenor House Police Station Lane, Bushey, WD23

3  2  2 

GUIDE PRICE

£830,000
(£825,000)

Property details



Key features

- Open-plan Kitchen/Living area
- Ensuite to bedroom 1
- Family bathroom
- Fitted wardrobes to bedrooms
- Flooring throughout
- Study area
- Guest wc
- Garden
- Driveway with parking
- 10 year warranty

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Description

FAMILY HOME NOW AVAILABLE TO VIEW... Situated in a perfect location of Bushey and within easy access of all the local amenities is this inviting 3 Bedroom, 2 Bathroom semi-detached residence. The home offers 1,550sq.ft of living space to include a spacious kitchen / living area, study along with spacious bedrooms, family bathroom and ensuite shower room. Plot 1 Grosvenor House has been designed with the family in mind. The hub of the home is the first floor open-plan Kitchen/Living area that features original beams and inset lighting and has lots of natural light by way of its numerous windows. The floor also comprises of a study and guest wc. The ground floor incorporates the three good sized bedrooms with the principal bedroom including an ensuite along with a family bathroom and utility room. The garden is accessed by the hallway and also via a side access from the driveway. Specification- Kitchen with a selection of beige wall and floor units, white stone worktops and upstand. Integrated Bosch appliances include single and microwave oven, black glass induction hob, fridge/freezer, dishwasher. Elica extractor, wine cooler, sink with mixer tap. Island for extra storage. Vaillant boiler.- Guest wc with white sanitaryware wall hung wc, vanity unit with basin and mixer tap. Half tiled tiling. Chrome heated towel rail.- Utility room with beige wall and floor units housing Bosch washing machine and dryer.- Ensuite with white sanitaryware to include wc, vanity unit with double basin and mixer taps. Half tiled walls and full height tiling to large shower enclosure with rain showerhead and hand held shower attachment. Chrome heated towel rail. Mirror with LED lighting.- Bathroom with white sanitaryware to include wc, vanity unit with basin and mixer tap. Half tiled walls, full tiling to bath area with rain showerhead and hand held shower attachment. Chrome heated towel rail. Mirror with LED lighting.- Flooring: Laminate wood flooring to kitchen/living room, study, utility room, landing, hallway and bedrooms. Tiled flooring to guest wc, ensuite and bathroom. Carpet to stairs.- Featured original beams incorporating lighting to kitchen/living room.- Chrome switches and sockets. Dimmer switches to kitchen/living room.- Hallway includes seating with storage and storage cupboard. - Study.- Glass balustrade staircase. - Bedrooms have fitted wardrobes with feature lighting.- LED downlighters to hallway, study, bedrooms and bathrooms.- Gas central heating.- Black contemporary front door with chrome ironmongery. White internal doors with chrome handles. White walls throughout.- South facing garden with paved patio and astro turf. Security light. Outside socket. Outside tap.- External lighting to front exterior. Blocked paved driveway with off street parking for 2 cars.- Hikvision doorbell and security cameras.- Pod point EV charger.- Alarm system.- Smoke detectors.- 10 year warranty. Tenure: Freehold Council Tax Band: Awaiting EPC: C To arrange a viewing, please contact Hamptons Stanmore New Homes on 0208 954 8626. The photos you see may not be indicative of this development. They could be photos of the Development Show Home. Situation Bushey, a place to call home... The leafy town of Bushey boasts a wealth of stylish restaurants, cafés, specialist independent shops, a post office, convenience store, pharmacy, and even its own Museum and Art Gallery. Within a short drive there are a number of supermarkets, plus the Watford Atria Centre, which is a popular attraction with over 130 stores and an entertainment complex with a cinema, bowling alley and more. Residents will also benefit from the area's beautiful open spaces including Aldenham Country Park. Twelve of Watford's parks have been awarded Green Flag status, an award given to the best parks in the country. There are a number of leisure centres locally, including the David Lloyd Leisure Centre, with first class facilities and expert personal coaches just two miles away. There are several excellent golf courses nearby including The Grove, Aldenham Golf & Country Club, and Hartsbourne Country Club. Nearby transport connections are excellent. Bushey overground and Mainline station is about a twenty minute walk or a short bus ride. It provides train services into London Euston in less than 20 minutes, with alternative services from Watford Junction for other mainline destinations. Stanmore Underground station (Jubilee line) is 3 miles away giving direct access to the West End and the wider network, including the Elizabeth line at Bond Street. The M1 and M25 motorways provide easy access to surrounding towns, such as London and St Albans, with Luton Airport just 19 miles away and Heathrow Airport 25 miles. Property Ref Number: HAM-67004



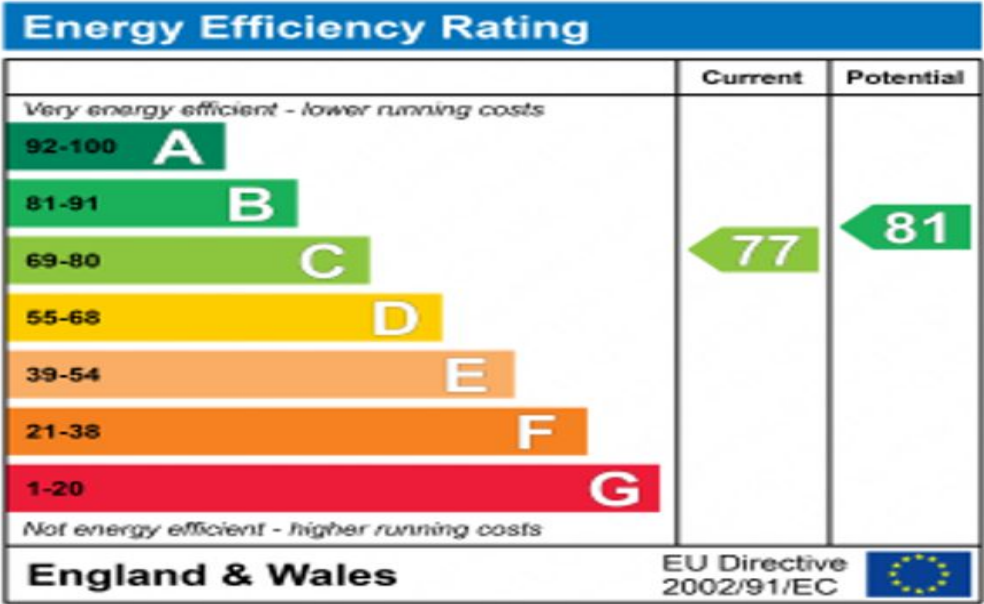




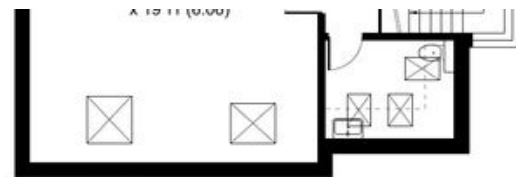




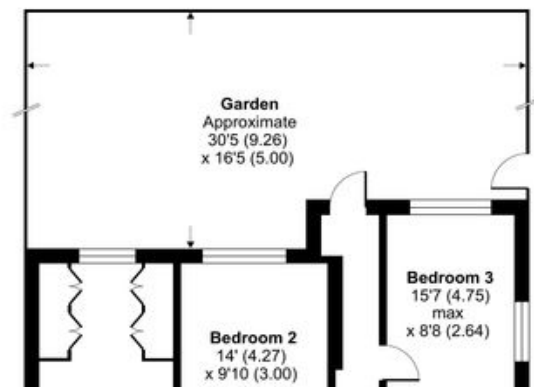




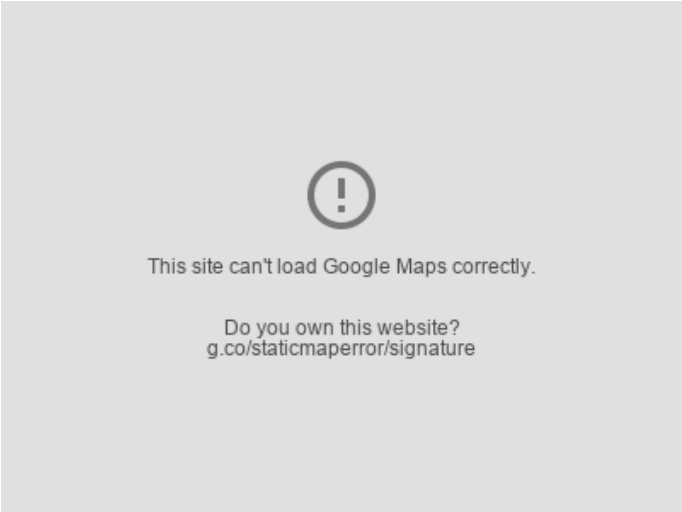
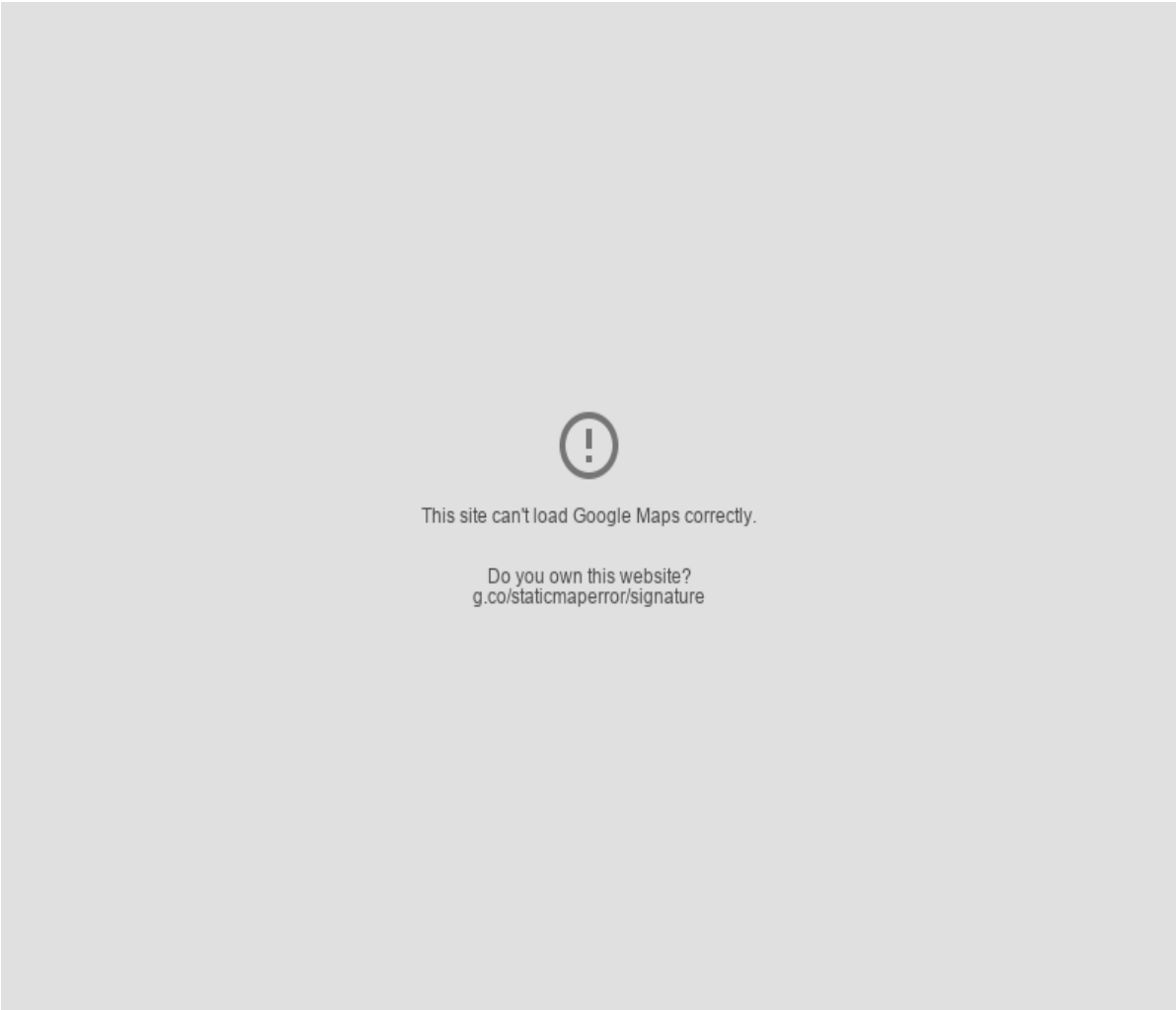
Floor plan



FIRST FLOOR



Location



Hamptons

INTERNATIONAL

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