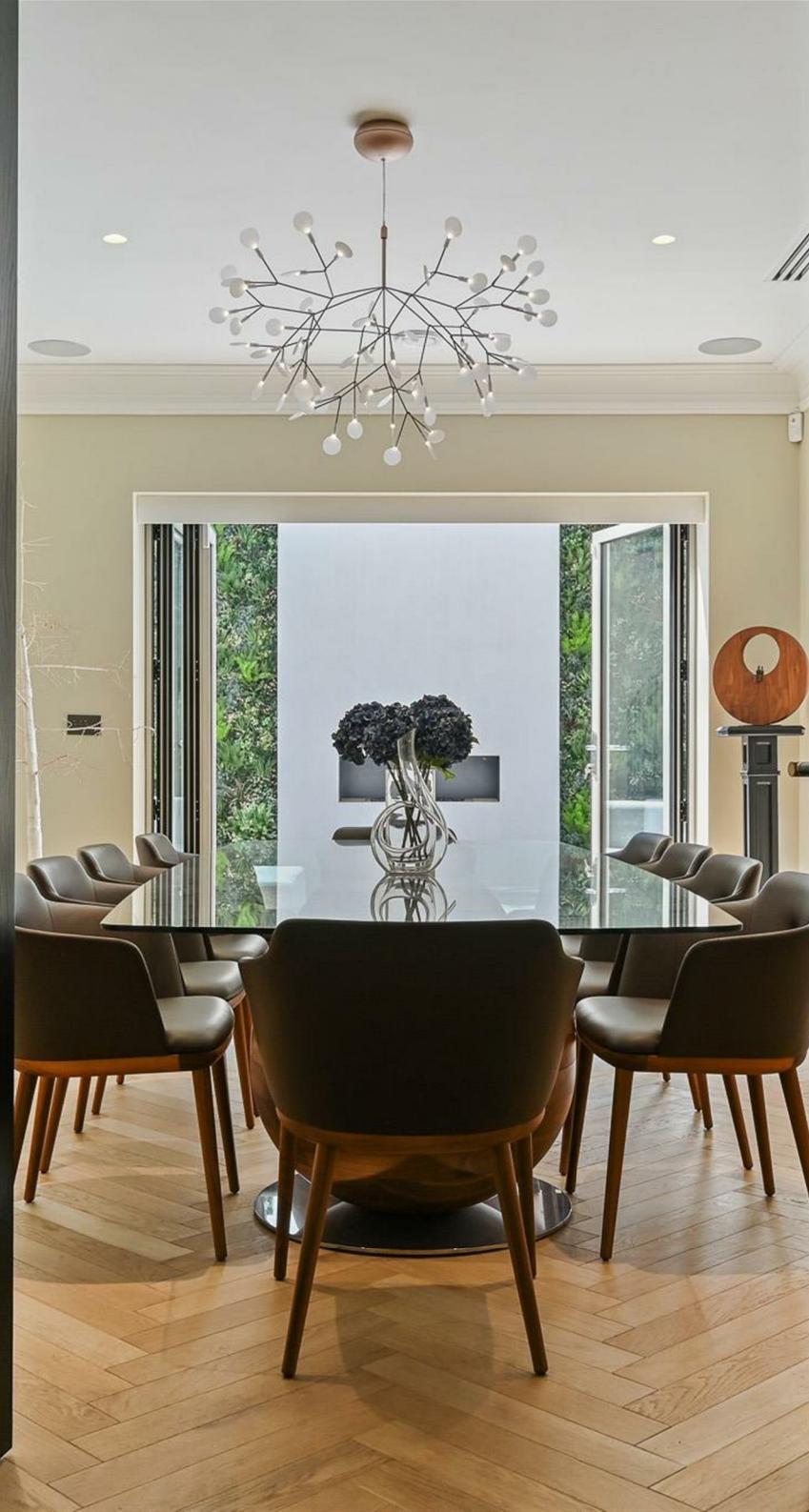




Elizabeth Grove | Bushey Heath | Hertfordshire | WD23
IXB

FINE & COUNTRY





DESCRIPTION

Situated within the prestigious and securely gated enclave of Heathbourne Village, this exceptional three-bedroom lateral apartment has been meticulously renovated to an impeccable standard, offering the comfort, scale, and privacy more commonly associated with a standalone residence.

Occupying a prime position within this exclusive development, the property offers an extraordinary balance of refined elegance and modern practicality. The expansive open-plan reception area flows seamlessly into an inviting dining space, creating an ideal environment for sophisticated entertaining and effortless day-to-day living.

Notably, this residence boasts exceptional private outdoor space, including two separate, directly accessible garden areas—an exceedingly rare feature that amplifies the sense of detached house-style living, all while enjoying the ease and security of a single-storey layout.

The contemporary kitchen is fully appointed with premium integrated appliances and high-end finishes, marrying style with function. Each of the three generously proportioned bedrooms benefits from its own luxuriously appointed en suite bathroom, offering privacy and tranquillity for all residents and guests.

Further elevating the appeal of this exquisite home are 2 allocated underground parking spaces - an invaluable asset in such a desirable location.

Heathbourne Village occupies a prime position just moments from the vibrant amenities of Bushey, including boutique shops, artisan cafes, and acclaimed restaurants. The area is also renowned for its outstanding schools, making it particularly appealing to families.

Residents benefit from nearby green spaces and leisure facilities, including the prestigious Bushey Golf Club.

Excellent transport links via Bushey Station, Watford Junction, and major road networks ensure swift access to Central London and beyond.











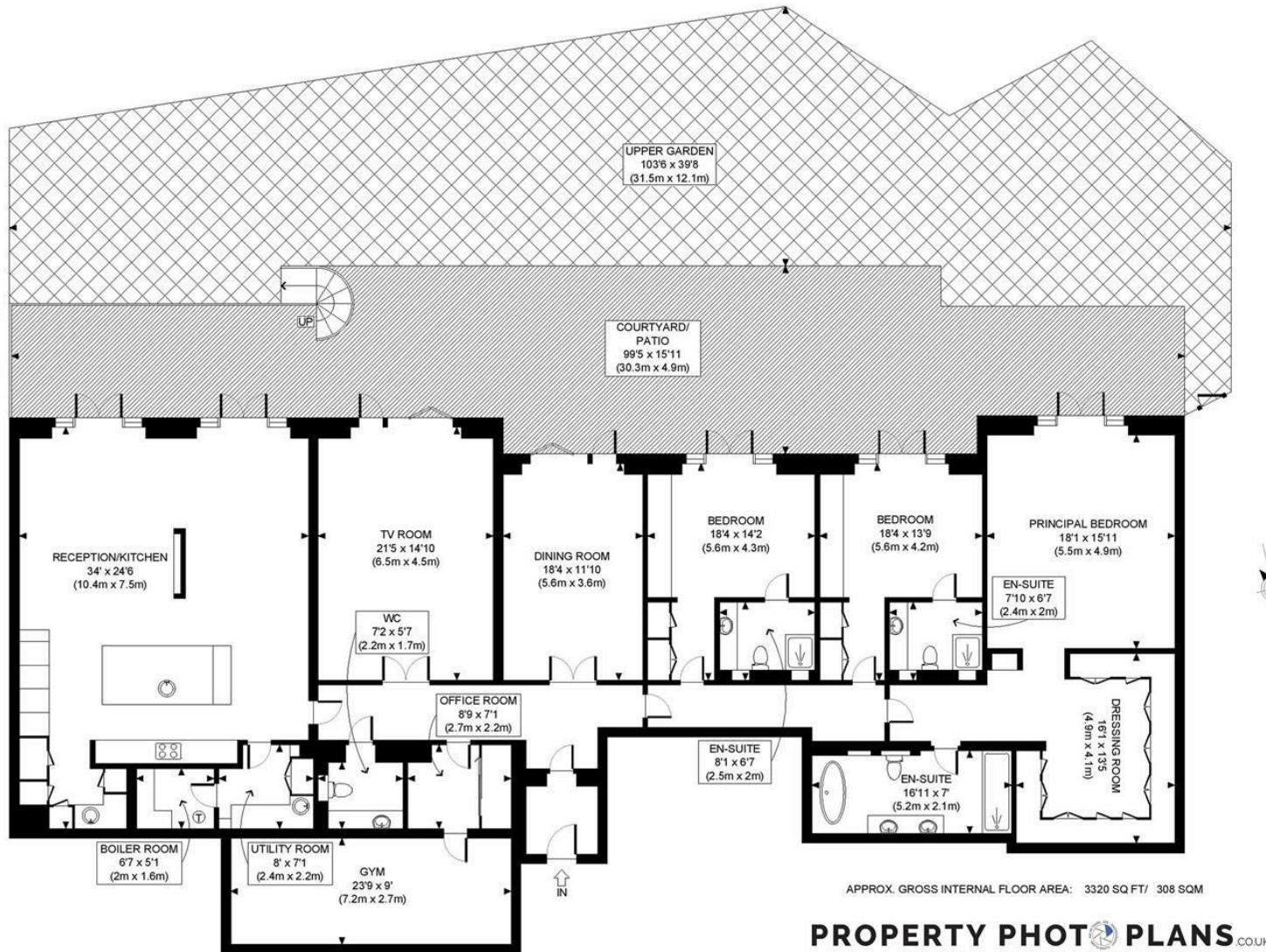




KEY POINTS

- Lateral Apartment
- High-End finish
- 3-bedrooms all with en-suites
- Underfloor heating throughout
- Ceiling and walls sound proofed
- In-door out-door entertaining
- Gated community
- Gym
- Fantastic location
- Underground parking for 2 cars





PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 3320 SQ FT

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 89 | 89 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2021 Fine & Country Ltd. Trading as Fine & Country Harrow and Pinner. Registered in England and Wales. Company Reg No. Registered in England and Wales. Company Reg. No. 08328850 Registered office address: FCAL Limited, 121 Park Lane, Mayfair, W1K 7AG. Registered office: Amberside, Wood Lane, HP2 4TP



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