

# Sandy Lane, Bushey

## £1,550,000 (Freehold)



Built just over eight years ago, this beautifully finished home is situated within a gated development of just five exclusive residences. This impressive four-bedroom, five-bathroom property offers a wealth of flexible living accommodation and modern amenities across two floors.

Boasting nearly 3,400 sq ft of living space, the ground floor comprises a stunning kitchen fitted with integrated appliances, including four ovens, a hob, and a wine cooler, with sliding doors leading into the spacious formal dining room. Steps down lead to an impressive lounge measuring almost 20ft x 20ft, featuring bi-fold doors opening onto the patio area. The ground floor also benefits from a study, utility room, shower room, welcoming hallway, porch, and double garage.

The first floor is home to a superb principal bedroom featuring fitted wardrobes, a luxurious en-suite bath and shower room, and a Juliet balcony overlooking the garden. Bedrooms two and three also benefit from Juliet balconies, fitted wardrobes and en-suite shower rooms, while bedroom four is served by the family bathroom.

Further benefits include air conditioning to all bedrooms and the downstairs lounge, underfloor heating throughout the ground floor, SONOS speakers to all bedrooms, and an electric vehicle charging point.

Externally the property has off street parking and landscaped wrap around gardens.

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



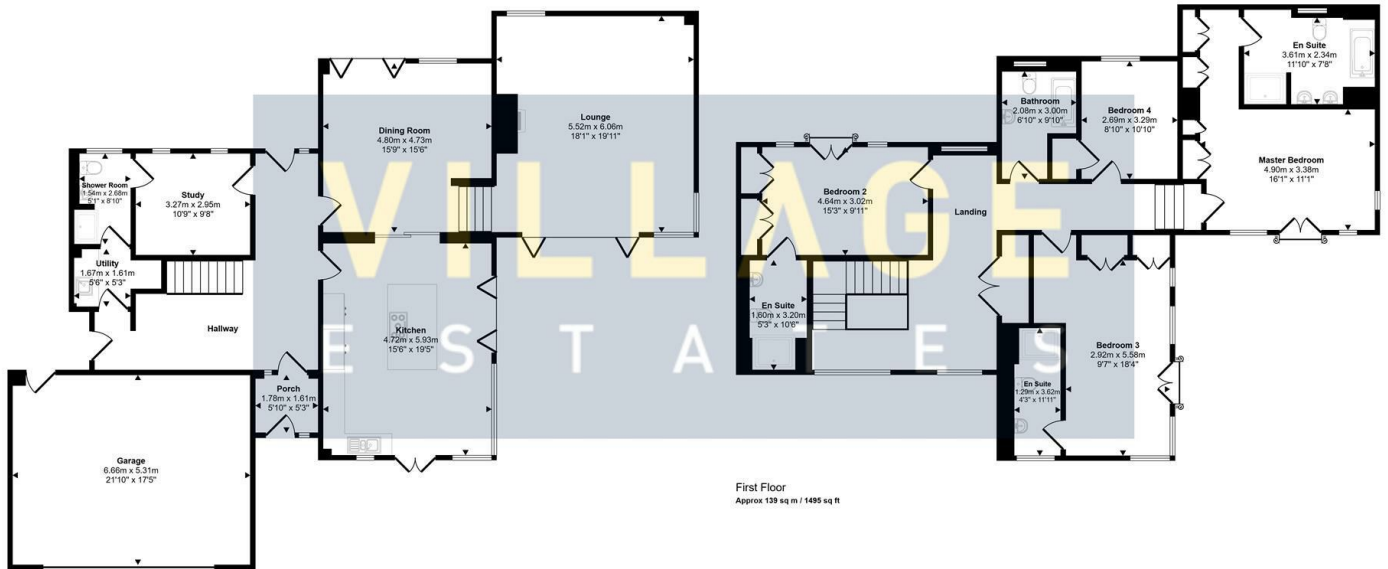








Approx Gross Internal Area  
314 sq m / 3375 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items such as bathroom suites are representations only and may not look like the real items. Made with Made Easy360.



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