

**Bushey Mill Lane, Bushey**

**£699,950 (Freehold)**

**VILLAGE**  
E S T A T E S



Nestled in the desirable area of Bushey Mill Lane, this charming semi-detached house offers a perfect blend of modern living and convenience. Built in 2012 by the reputable Shanly Homes, this property boasts a generous 1,194 square feet of well-designed space, making it an ideal family home.

The residence features four spacious bedrooms, providing ample room for relaxation and privacy. With three bathrooms, including en-suite facilities, morning routines will be a breeze for the whole family. The inviting reception room serves as a welcoming space for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is its low-maintenance front and back gardens, allowing you to spend more time enjoying your home and less time on upkeep. Additionally, the property offers parking for two vehicles, ensuring convenience for you and your guests.

Situated just a stone's throw from local shops, you will find all your daily needs within easy reach. The property is also within the catchment area for the highly regarded Queens School, making it an excellent choice for families seeking quality education for their children.

Being chain-free, this home is ready for you to move in without delay. Whether you are a first-time buyer or looking to upsize, this semi-detached house on Bushey Mill Lane presents a wonderful opportunity to enjoy a modern lifestyle in a sought-after location. Don't miss your chance to make this delightful property your new home.

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



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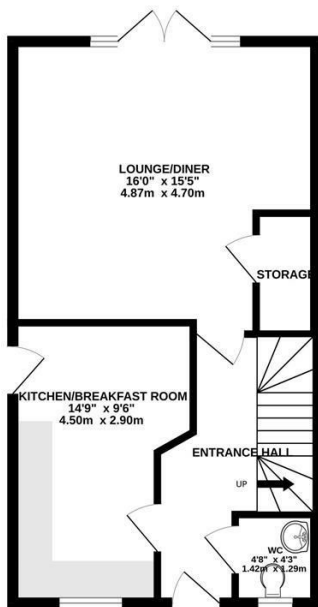
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



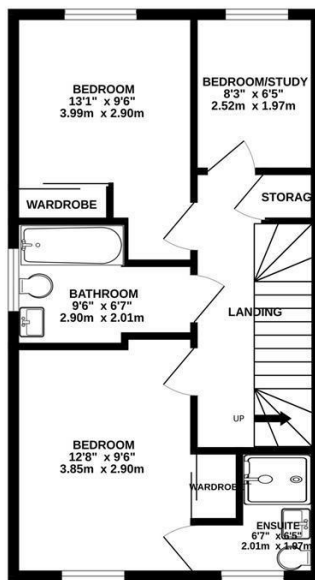




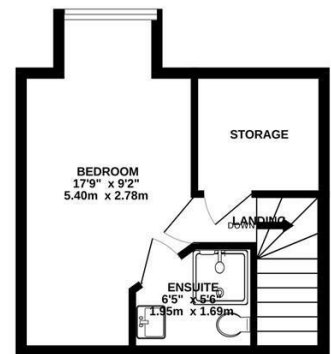
GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR  
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	