



## Merry Hill Road Bushey Offers over £950,000

Davidson Frost-Wellings are pleased to present this beautifully presented, four bedroom detached house available with spectacular views and in an excellent location for local schools.

On the ground floor the house has a front living room perfect for relaxing after dinner with the family, a large through-lounge great for entertaining with patio doors leading out to the garden. The property also has a separate kitchen with a built on utility space. Further benefits include a downstairs bathroom and front porch.

Folding doors lead to the over 200' garden including a patio, lawn, outbuilding with views over Hill Mead Nature Park and Hartsbourne Golf Course.

Upstairs, on the first floor the house has four double bedrooms, and a family bathroom. The loft space has also been converted perfect for a home office or kids playroom.

The house is available with off street parking at the front for multiple cars, and extension potential on the ground and first floors.

Hertsmere Council Tax Band E

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Four bedrooms
- Two bathrooms
- 200 Ft Garden
- Detached freehold
- Extension potential
- 1724 Sq Ft

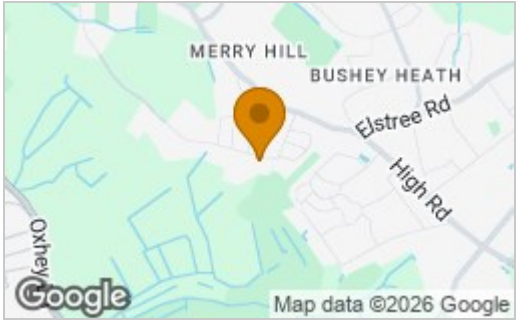




Floor Plan



Area Map



| 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 |         |                         |
|                                             | 55      | 72                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.