



## The Studios, Falconer Road

Bushey

£550,000

Davidson Frost-Wellings are pleased to present this former girl guides hut which has been thoughtfully redesigned into a brand new two bedroom and two bathroom house available chain free.

There are two good sized bedrooms, each offering flexible accommodation for a small family, guests, or home working, along with a contemporary bathroom finished to a clean, modern standard. Outside, the property benefits from its own private outdoor space, perfect for relaxing or enjoying warmer months.

Hertsmere Borough Council Band D.

### Viewing

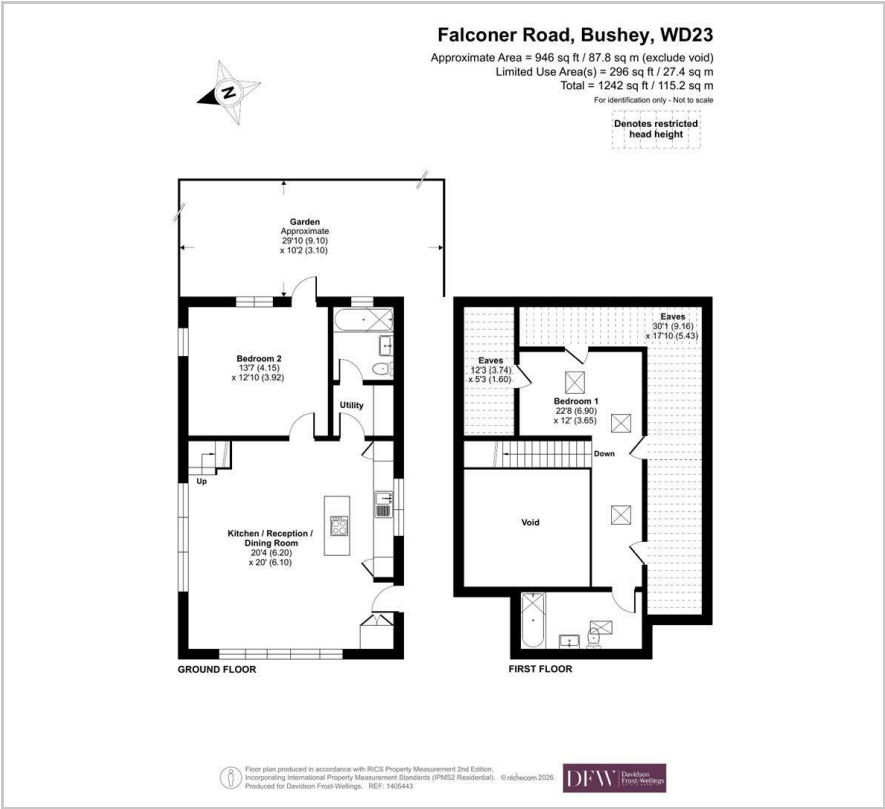
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Open plan living kitchen
- Two bedrooms
- Two bathrooms
- Private courtyard garden
- Excellent condition
- Freehold





Floor Plan



Area Map



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		
	70	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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