



## Merry Hill Road

Bushey

£975,000

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.

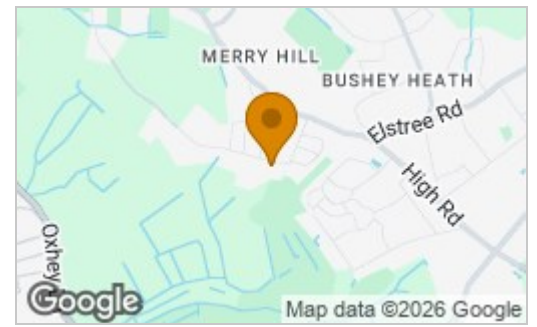
- Four bedrooms
- Two bathrooms
- 200 Ft Garden
- Detached freehold
- Extension potential
- 1724 Sq Ft



## Floor Plan

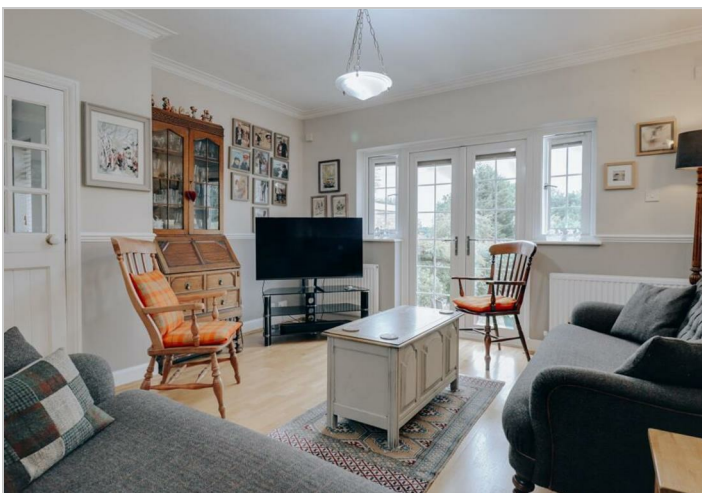


## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	55	
(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	



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