



## Merry Hill Road

Bushey

£950,000

A beautifully presented, four bedroom house available with spectacular views and in an excellent location for local schools.

On the ground floor the house has an open plan kitchen and living room perfect for families with space to dine, play and entertain. Folding doors lead to the over 200' garden including a patio, lawn, outbuilding and gate leading to Hill Mead Nature Park and Hartsbourne Golf Course. There is also a separate formal reception room and guest WC.

Upstairs, on the first floor the house has two large double bedrooms, an additional single bedroom and a family bathroom. The top floor, in the loft conversion, houses the master bedroom and ensuite shower room, with a picturesque window offering an amazing view.

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

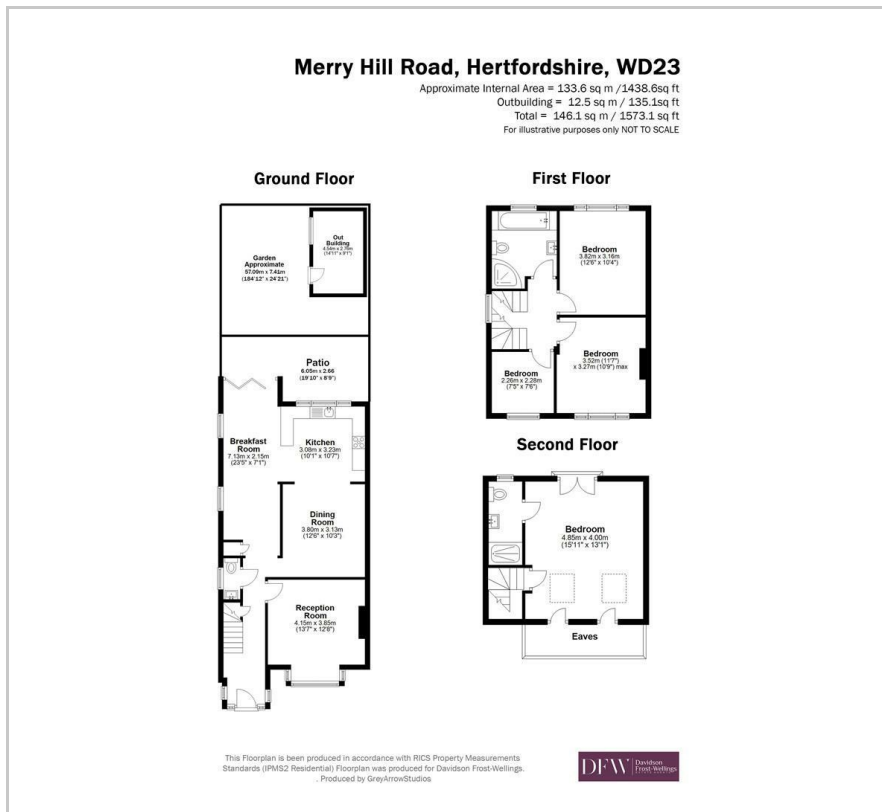
Hertsmere Council Tax Band E.

### Viewing

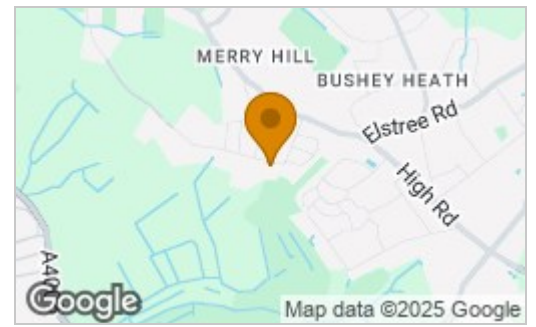
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Four Bedrooms
- Two Bathrooms
- Spectacular Views
- Over 200' South-Facing Garden
- Excellent Location
- Semi Detached 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>		<b>82</b>
(69-80) <b>C</b>	<b>65</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	



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