



## Woodlands Road Bushey £1,499,999

Davidson Frost-Wellings are delighted to bring to the market a grand, double fronted detached family home set behind mature hedging with a carriage driveway. The house is available with four bedrooms, five reception rooms and two bathrooms, situated on one of Bushey's most prized roads.

The property seamlessly combines modern living and Edwardian grandeur with tasteful décor throughout and a well laid out floorplan is immediately apparent as you step inside. The ground floor is intended for flexible family living with large inviting areas that connect and flow easily. A superb kitchen/breakfast room is fitted with modern white units complimented by white marble worktops and built in high quality appliances. Connected to the kitchen is a summer room with bi-folding doors that open bringing the outside in. A separate reception / dining room is the perfect space for the family to get together or for entertaining. Additionally, there is a family room perfect for evenings in together. Completing the downstairs accommodation is a downstairs WC, a study and an attached single garage.

The substantial living continues upstairs with a master bedroom complete with en-suite and doors onto a sun terrace, three further bedrooms and a family bathroom. The beautiful mature rear garden is the perfect backdrop whilst relaxing, dining, or for the whole family to enjoy. A carriage driveway to the front of the property provides ample off road parking.

Woodlands Road is conveniently located for good schools and train station, linking Bushey to London Euston.

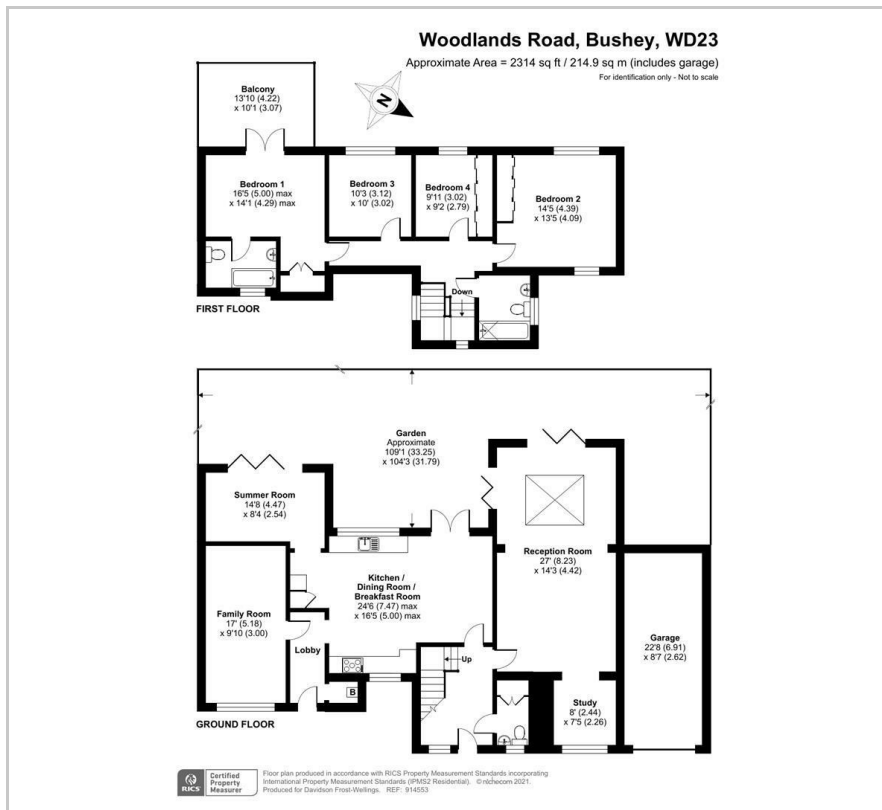
Hertsmere Council Tax Band G.

### 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 Double Bedrooms
- Detached House
- Popular Road
- Enormous Rear Garden
- Excellent Condition
- Spacious Rooms
- Additional Study
- Carriage Driveway
- Hertsmere Council Tax Band G

# Floor Plan

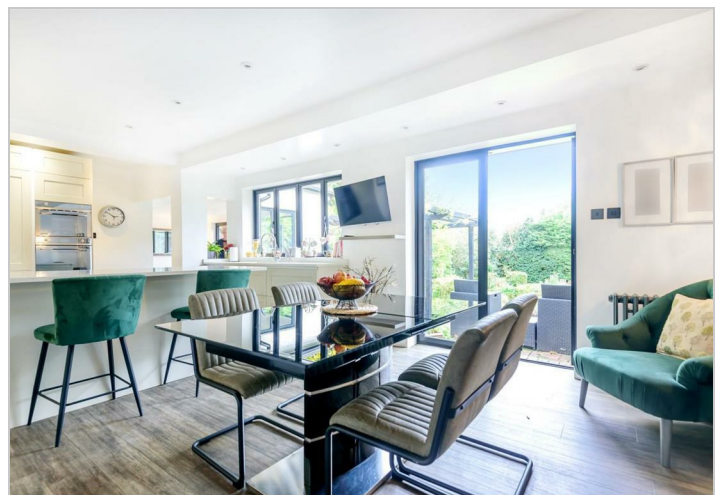


# Area Map



## 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>		<b>75</b>
(55-68) <b>D</b>	<b>52</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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.