



## School Lane Bushey £675,000

Davidson Frost-Wellings are pleased to present this three bedroom family home situated in the heart of Bushey, conveniently located for all local shopping/transport facilities and within the catchment area for all local schools.

Downstairs the property consists of a bright and airy front reception room, overlooking your front garden. To the rear of the property is a large open plan kitchen diner great for entertaining with French doors leading out to your rear garden. There is also a guest cloakroom for added convenience.

The first floor is made up of two double bedrooms, one being the principal bedroom with the added benefit of an en-suite bathroom as well as a good size family bathroom. The second floor houses your third double bedroom with ample storage including a walk in wardrobe as well as ample eaves storage.

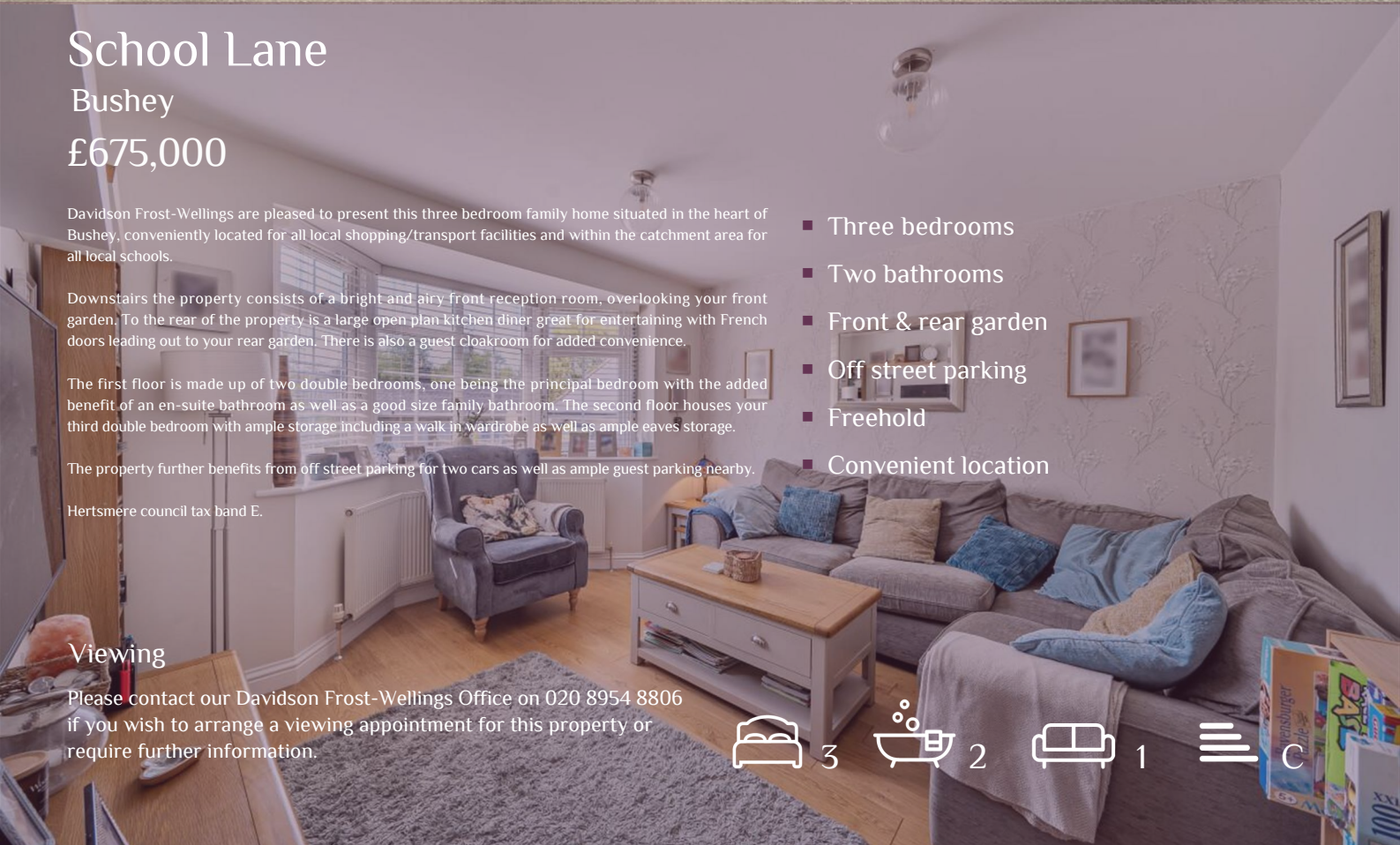
The property further benefits from off street parking for two cars as well as ample guest parking nearby.

Hertsmere council tax band E.

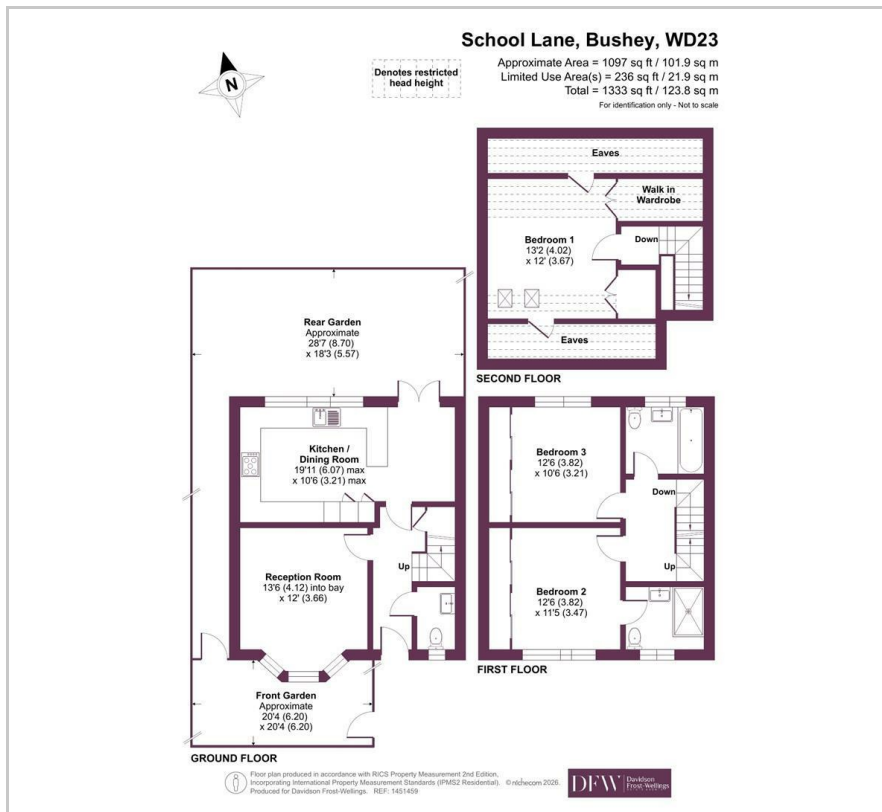
- Three bedrooms
- Two bathrooms
- Front & rear garden
- Off street parking
- Freehold
- Convenient location

### Viewing

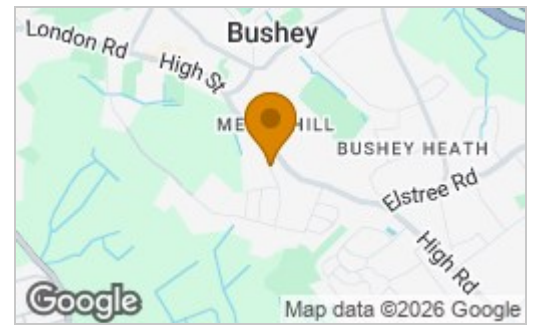
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# 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>                            | 78                      | 82        |
| (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 |           |



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.

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