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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



# Bushey

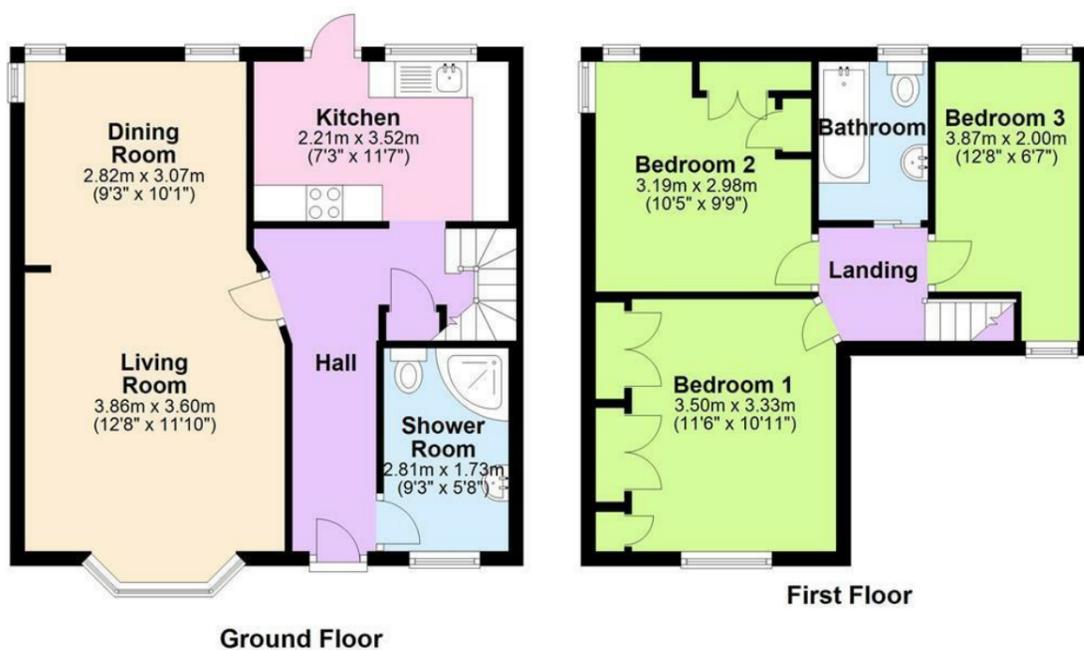
OFFERS IN EXCESS OF

£600,000

A three bedroom semi-detached with scope to extend STPP home located within walking distance to Watford town centre & station.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	86		

All measurements are approximate.  
Plan produced using PlanUp.



Shhh.

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If you are looking to move, register your details and requirements with us and **snap up the choicest properties** as soon as they come onto the market – up to **3-5 days before** they appear online!

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Scope to extend STPP



**Ground Floor**  
Having been well maintained by the current owners the ground floor accommodation offers a fitted kitchen which overlooks the rear garden and has space and plumbing for a washing machine. A shower room with a three-piece suit is located to the front of the property. The bright and airy open plan living/dining area offers the very best of open plan living space which overlooks the front and rear gardens with a electric fireplace .

**Second Floor**  
Rising to the first floor there are doors opening to all three bedrooms and a family bathroom. The main bedroom overlooks the front of the property and has the advantage of fitted wardrobes. Bedrooms two which also benefit from fitted wardrobes and three are located to the rear of the property and are serviced by a family bathroom which includes a roll-top bath, w/c and wash-basin.

**Outside**  
A fully enclosed with fencing the rear garden has a patio area directly to the rear of the property and leads to the main part of the garden which is laid to lawn with raised beds rear along with a free stand shed. There is side access to the property that leads to a single garage. A driveway is located to the front of the property and offer ample parking.



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**Location**

Ideally located on Mill Way in Bushey, located on the doorstep of Watford, Hertfordshire's largest town. Situated in the south of the county, it lies within close proximity to the M25 and M1 motorways which provide strategic transport links to all major airports and Central London. Just 20 miles North West of Central London, this major regional centre is surrounded by beautiful Hertfordshire countryside. Stanborough Place itself is ideally suited to commuters as Central Watford is served by three railway stations as well as a Metropolitan Line Tube station, with a trip into London's Euston station taking just 18 minutes.

The area has a great choice of leisure facilities such as a large Vue Cinema complex, and is also home to Cassiobury Park - the largest public open space in Watford. Comprising over 190 acres of green space the park contains a wide variety of sports facilities and children's attractions.

**Agents Information For Buyers**

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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