

St Albans Office
10 High Street, St Albans
Herts AL3 4EL
01727 228428
stalbans@cassidyandtate.co.uk

Marshalswick Office
59 The Quadrant, St Albans,
Herts AL4 9RD
01727 832383
marshalswick@cassidyandtate.co.uk

Wheathampstead Office
39 High Street, Wheathampstead,
Herts AL4 8BB
01582 831200
wheathampstead@cassidyandtate.co.uk

Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BUSHEY HALL ROAD

BUSHEY
WD23 2EE

Asking Price £880,000

EPC Rating: G Council Tax Band: F



All The Ingredients Needed For A Fabulous Lifestyle

A splendid detached dwelling occupying a generous sized plot, positioned well for easy access to Watford town centre, transport links and good schooling. This lovely home combines a cleverly thought out floorplan with contemporary features, plus a ground floor layout designed for living, with multiple areas that maximise space for the whole family. The large open ground floor living accommodation offers practical areas which flow and connect with ease of effort including a dining area, a 21ft family room and kitchen/breakfast room. A separate 14ft lounge can be found to the front of the property allowing for private living. Feature fireplaces in each of the reception areas makes for a cosy and comfortable space, perfect when relaxing or entertaining. The Country style kitchen/breakfast room complete with barn style door has a homely feel where the family can come together within a casual atmosphere. A cloakroom and utility room completes the ground floor. On the first floor the master bedroom is served by a stylish en-suite bathroom and has a dressing area. The lovely family bathroom serves the remaining three bedrooms. A block paved driveway to the front of the property allows for off road parking for two/three cars which in turn leads to the garage. The pretty enclosed rear garden is stocked with a variety of mature plants, trees and shrubs.*Please note cinema system not included in sale price*



Total area: approx. 2229.8 sq. feet

Produced for CASSIDY AND TATE
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living



Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Cassidy&Tate

Specialists in Bespoke Properties

- character Detached Home
- En-Suite & Bathroom
- Three Reception Rooms
- Mature Rear Garden
- Four Bedrooms
- Kitchen/Breakfast Room
- Utility & Cloakroom
- Garage & Parking

| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 1 | 1 |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |



