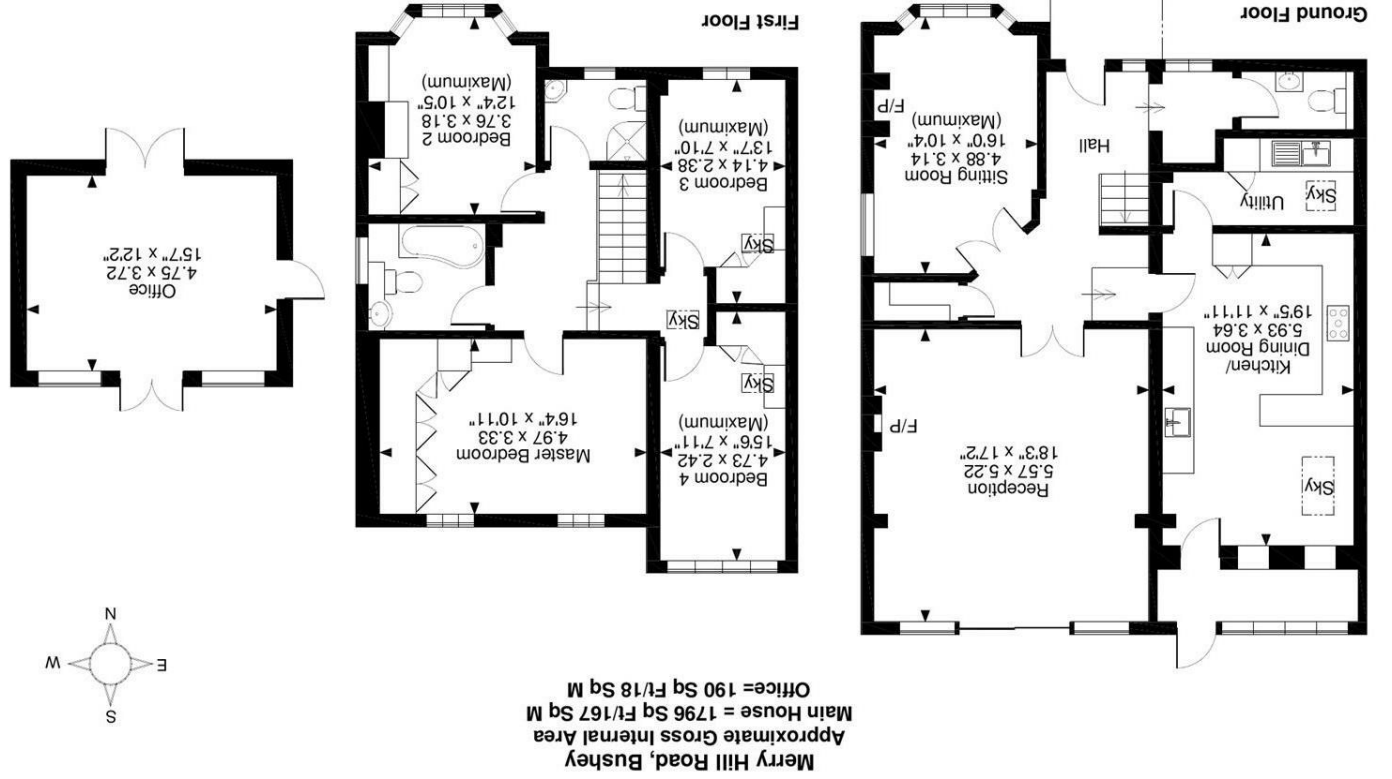


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	68
Potential	81



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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LUMLEY ESTATES



**Merry Hill Road, Bushey
 Freehold**

**Tel: 01923 853 366
 Email: info@lumleyestates.co.uk**



Merry Hill Road
Bushey
Hertfordshire WD23 1DF



Offering stunning views over virtually nothing but open fields, extensive woodland and several golf courses. This spacious 4 double bedroom detached family home is situated in a quiet, idyllic spot in a sought-after part of Bushey.

There are a superb array of shops and amenities within striking distance, one can hop on the train and be in Central London in under half an hour and the property is located within the Bushey Eruv. The property is within walking distance of three junior schools and one Prep School. It is adjacent to the Woodland Trust and St Margaret's Girls School and Leisure Centre. However, it is such a tranquil setting and with the stunning views, you really could be anywhere in rural Hertfordshire.

The property has been refurbished to a good standard by the current vendors. On the ground floor the accommodation comprises of a lovely, bright entrance hall, which flows through onto the main living room and offers the stunning views at the rear of the property, a further living room/TV room, fully fitted kitchen diner, utility room and guest cloakroom.

The first floor comprises: master bedroom with fitted wardrobes, three further double bedrooms, shower room and family bathroom with bath.

Externally the driveway offers parking for numerous cars. To the rear is the wonderful mature and secluded south facing garden, measuring 10.5 x 30m with a large sun drenched deck from which to take in the breath taking views over Heathrow and down to the Surrey Hills. The property enjoys a large lawn with mature borders and a superb garden office fitted out with super broadband internet and wifi, telecoms and a heated floor. The French window open on to the property's garden and, on the other side, to the Merry Hill Allotment, the present owner renting the allotment behind the property for the past twenty years.

