

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	55
Potential	79



1ST FLOOR  
 APPROX FLOOR AREA 1037 SQ FT (96.3 SQ M)

GROUND FLOOR  
 APPROX FLOOR AREA 1592 SQ FT (146.3 SQ M)

Approximate floor area measurements are based on the floor plan and may vary slightly from actual measurements. The floor area does not include the area of the garden, driveway, or other external areas. The floor area does not include the area of the roof, walls, or other external areas. The floor area does not include the area of the garden, driveway, or other external areas.

The 1st floor plan shows a Master Bedroom, two other Bedrooms, a Bathroom, two Ensuites, a Landing, and a Hallway. The Ground floor plan shows a Lounge, Kitchen, Dining Room, Study, WC, and Boiler Room. A central hallway connects the two floors.

LUMLEY ESTATES



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**Bushey Grove Road**  
**Bushey**  
**Hertfordshire WD23 2JG**



This stunning detached Victorian family house refurbished and interior designed to a London showhome standard by the current owners in 2010. This superb home features an impressive entrance hallway, a modern kitchen with stone work surfaces leading through to a dining room which in turn overlooks the private garden to the rear. Further ground floor accommodation consists of a formal reception room, study, guest cloakroom and cellar. Character and personality are in abundance throughout the home and the bedroom accommodation on the first floor is well laid out with the two largest bedrooms both having en-suites whilst the remaining two bedrooms share a stunning family bathroom. Further benefits include a delightful private and secluded south west facing walled garden to the rear and to the front is off street parking for 4 cars. Available from 10th May '19 on a furnished basis, viewing of this beautiful family home come highly recommended. \* Tenant Admin Fees Apply \*

