



Prowse Avenue, Bushey, WD23 1JR
£2,500,000 Freehold Council Tax Band H

REAL ESTATES
Est. 1981

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Situated on one of Bushey Heath's most sought-after residential roads, this impressive detached family home was built in 2005 and extends to over 4,000 sq ft.

Designed and constructed by the current owners with both comfort and style in mind, the property offers five generously sized bedrooms, each benefiting from its own en-suite bathroom. The top floor is currently arranged as an exceptional snooker/games room, providing a versatile recreational space. At the heart of the home is a spacious kitchen/breakfast area that opens seamlessly into a large conservatory, enjoying views over the garden. Additional accommodation includes two reception rooms, a gym, a study, a downstairs cloakroom, and a utility room. The property further benefits from underfloor heating across the ground and first floors, air conditioning, and integrated ceiling speakers in the majority of rooms.

A standout feature is the beautifully landscaped rear garden, extending over 130 feet. It includes a floodlit Astroturf football pitch, perfect for families, along with a variety of outdoor entertaining areas. To the rear of the garden is a summer house (currently used for storage), a greenhouse, and a sun terrace. To the front, a spacious driveway provides off-street parking for multiple vehicles.

Ideally located on Prowse Avenue, the home is within walking distance of local shops and transport links, and just moments from Hartsbourne Golf & Country Club. Excellent connectivity is provided via the M1, M25, and A41, while Bushey railway station offers fast services to London Euston in approximately 20 minutes. The area is also served by a number of highly regarded schools, including Haberdashers' Boys' School, North London Collegiate School, and St Margaret's School.

For further information or to arrange a viewing, please contact our Totteridge office. Joint Sole Agent. N.B. An employee of Real Estates is related to the owners.





For identification only - Not to scale

Astro Turf / Football Pitch
371 (11.31)
x 245 (7.43)

Outbuilding
134 (4.07)
max
x 105 (3.17)
max

Garden
Approximate
1347 (41.03)
x 601 (18.31)

Conservatory
171 (5.20)
x 129 (3.99)

Kitchen
224 (6.80) max
x 182 (5.68) max

Reception Room
274 (8.34) max
x 215 (6.54) max

Study
18 (4.56)
x 7.0 (2.27)

TV Room
145 (4.41)
x 137 (4.15) into bay

Reception Room / Gym
177 (5.38) max
x 159 (4.81) into bay

Plant Room
9'10 (2.99)
x 6' (1.84)

Utility

Front Drive
562 (17.13)
x 477 (14.50)

Up



SECOND FLOOR

Terrace

Bedroom 3
13'5" (4.08)
x 12'8" (3.87)

W/W

Bedroom 1
16'11" (5.15)
x 14'3" (4.46)

Down

Up

Bedroom 2
20'4" (6.22)
x 14'8" (4.47)

Bedroom 5
14'4" (4.36)
x 12'10" (3.92)

W/W

FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive [Energy](#)

