

Waterhouse Place

Bushey, WD23 1GR



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£799,950

- Exclusive Gated Development
- Three Bedroom family home
 - Open plan living
 - cloakroom
- Principle bedroom with En suite
 - Two further bedroom
 - Bathroom
 - Garden
- Garage and parking





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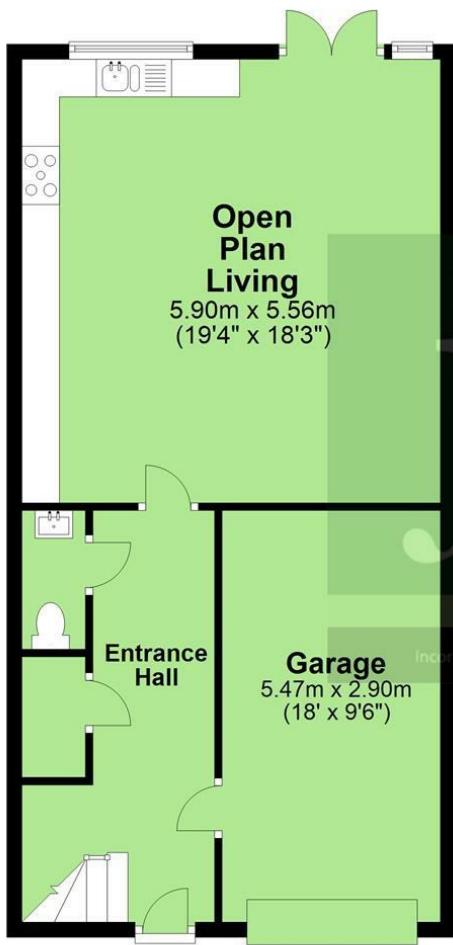
JW & CO are delighted to bring to market this MODERN THREE BEDROOM TWO BATHROOM FAMILY HOME situated within a gated entrance, Waterhouse Place is in the exclusive St. Margaret's Park development. Ideally located close to the charming Merry Hill Woods, and a short distance away from St. Margaret's Sports Centre.

The accommodation comprises bright and spacious fully fitted kitchen area is fully equipped with sleek and stylish integrated Siemens appliances which are complemented by the solid Silestone worktops and splashbacks, A Quooker tap and reception area, that leads to the charming mainly laid to lawn garden, with an attractive paved area, which would provide ample opportunity for al-fresco dining. On the ground floor there is under floor heating, and w.c. To the first floor are three double bedrooms, modern bathroom, and en-suite bathroom with wall mirrors and vanity units and boasts quality Villeroy and Boch sanitaryware and Porcelanosa tiles. Outside this wonderful home also comes with garage and additional off-street parking.

Tenure- Freehold
Service Charge- Approx. £950 a year
Council Tax Band- F



Ground Floor



First Floor



Open plan living

19'4 x 18'3 (5.89m x 5.56m)

Garage

18' x 9'6 (5.49m x 2.90m)

Bedroom One

15'7 x 13'5 (4.75m x 4.09m)

Bedroom Two

17'1 x 9'2 (5.21m x 2.79m)

Bedroom Three

12'10 x 9'11 (3.91m x 3.02m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.