



28, MELBOURNE ROAD, BUSHEY, WD23 3LN



PRESTIGE & VILLAGE
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Welcome to this captivating 2-bedroom mid-terrace house situated in the desirable town of Bushey. This delightful residence boasts an open-plan living and dining area, abundant natural light, and a well-sized garden. With its serene and inviting ambiance, this property offers a comfortable lifestyle you'll love.

The open-plan living and dining area creates a seamless flow, perfect for entertaining guests or enjoying everyday living. The generously sized patio doors allow plenty of natural light to fill the space, creating a warm and welcoming atmosphere. Step through the doors and you'll find yourself in the enchanting garden, which provides a perfect integration between indoor and outdoor living. The garden, of a pleasing size, features a lovely patio area that's perfect for relaxation and dining.

Moving upstairs, you will find the principal bedroom, which offers a touch of elegance with its French doors that open out onto a rooftop area, extending the feel of the room and offering views on the rear garden. The house showcases meticulous attention to detail, with quality finishes and a cosy ambiance that adds to its charm.

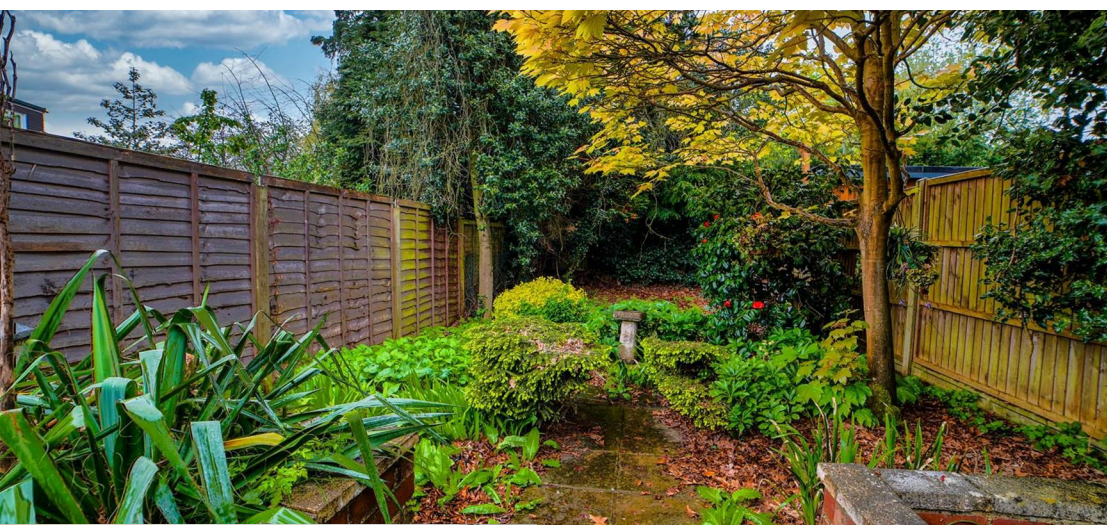
Located in Bushey, this property offers a perfect balance of tranquillity and convenience. Local amenities are easily accessible, ensuring you have everything you need close by. Excellent transport links further enhance the convenience, making commuting and exploring the surrounding areas effortless.





- Two Bedrooms
- Open plan living / dining
- Garage
- Off road parking
- Great location
- Log fireplace
- Generously Garden size
- Train to Euston
- Great local schools
- quick access to the M1







LOUNGE/DINING ROOM

24'3" x 15'8" (7.4 x 4.8)

A beautiful open space layout flooded by natural light from the patio doors to the rear of the property. The lounge also features a log fire, perfect for the cosy winter evenings.

KITCHEN

12'5" x 8'6" (3.8 x 2.6)

An easy to maintain kitchen with serving hatch through to the dining space, perfect for those evenings spent entertaining guests.

BEDROOM 1

15'8" x 14'5" (4.8 x 4.4)

A generously sized principle bedroom, with built in wardrobes. This rooms boasts a set of patio doors leading out onto a flat roof, which further extends the feel of the room.

BEDROOM 2

12'5" x 8'10" (3.8 x 2.7)

Perfect space for a children's room or an office.

LANDING

The landing gives access to both bedrooms and the family bathroom

BATHROOM

7'10" x 7'2" (2.4 x 2.2)

Situated on the first floor, the bathroom comes with a bath and shower combo

GARAGE

13'9" x 8'6" (4.2 x 2.6)

Secure parking opposite the property with space for one car or extra storage.

GUEST CLOAK ROOM

Downstairs cloakroom with toilet and sink

HALLWAY

The entrance hallways leads though the property giving access to the kitchen, cloakroom, stairs and living space towards the rear.





Head south on Melbourne Rd 381 ft
 At the roundabout, continue straight
 to stay on Melbourne Rd 0.2 mi Turn
 right onto High St/A411 0.4 mi High
 St

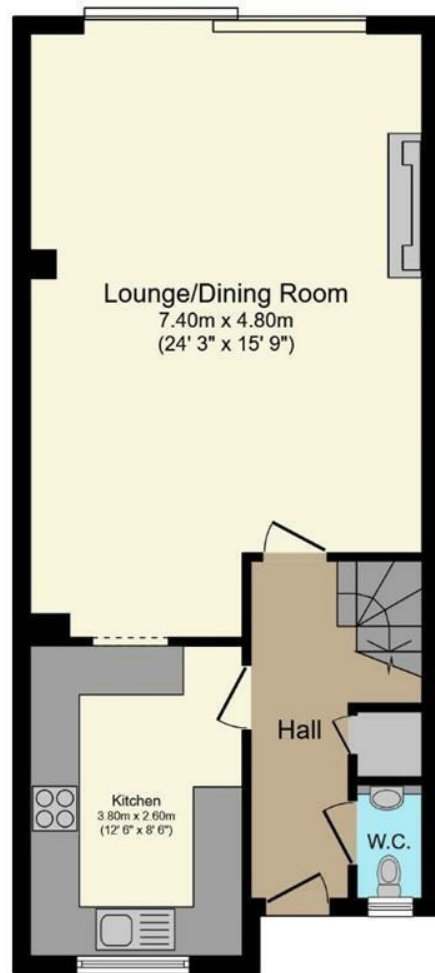


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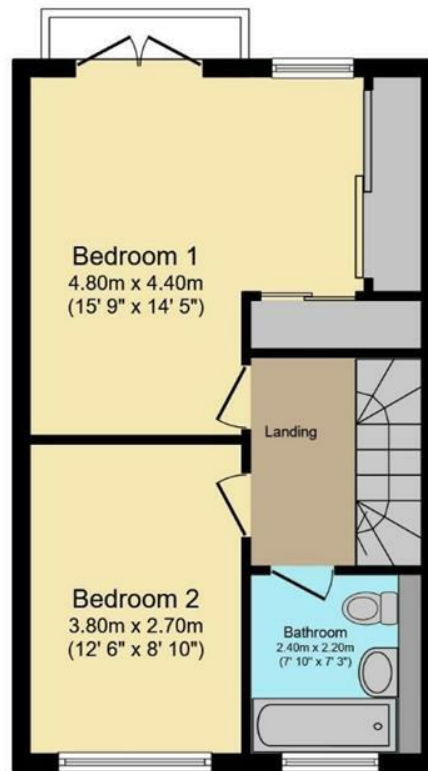
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Why energy efficient - lower running costs	Current	Target	Why environmentally friendly - lower CO ₂ emissions	Current	Target
£10,000 A			£10,000 A		
£11,000 B			£11,000 B		
£12,000 C			£12,000 C		
£13,000 D			£13,000 D		
£14,000 E			£14,000 E		
£15,000 F			£15,000 F		
£16,000 G			£16,000 G		
£17,000 H			£17,000 H		
£18,000 I			£18,000 I		
£19,000 J			£19,000 J		

Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

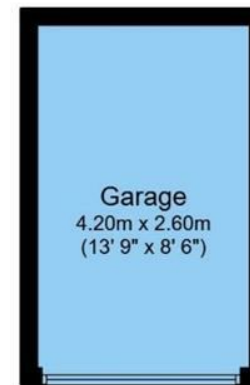
England & Wales
 EU Directive 2002/91/EC



Ground Floor



First Floor



Garage

Total floor area 103.5 sq.m. (1,114 sq.ft.) approx

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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