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£700,000 OFFERS IN EXCESS OF THE SQUIRRELS, BUSHEY, HERTFORDSHIRE, WD23 4RT





Nestled in the desirable area of The Squirrels, Bushey, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. Beautifully presented throughout, this family home features a bright reception room leading to a dining area and a well-appointed kitchen complete with premium appliances – Neff oven, Neff microwave, Bosch hob, Neff dishwasher, and Miele washing machine – all negotiable within the sale price.

Comfort is enhanced by air-conditioning units on both ground and first floors, a water softener, and Gas- Central heating.

Upstairs, four generous bedrooms offer flexibility for family life, guests, or home working, complemented by a modern family bathroom.

The outdoor space is equally impressive, featuring a recently renovated garden that boasts high-quality decking, a patio area, a shed, and outdoor lighting. This low-maintenance garden is perfect for entertaining or simply enjoying the fresh air.

With parking available for two vehicles, this semi-detached home is not only a beautiful living space but also a practical choice for modern family life. This property is a must-see for those seeking a stylish and comfortable home in a sought-after location.







- Prime Bushey cul-de-sac location
- Stylish four-bedroom family home
- Modern kitchen with quality appliances (negotiable)
- Air-conditioning units on Ground and First Floor
- Water softener
- Landscaped garden with decking & patio
- Outdoor lighting – perfect for evenings
- In catchment for top local schools
- Park, buses & shops all close by
- Quick access to train links into Central London







## PROPERTY OVERVIEW

This attractive four-bedroom semi-detached home offers 1,184 sq. ft of well-planned living space across two floors, blending versatile family areas with modern finishes and a landscaped garden.

## GROUND FLOOR

### ENTRANCE HALL

### GUEST CLOAKROOM

### LIVING ROOM

12'0" x 7'5" ( 3.66m x 2.26m)  
Bright front-facing room ideal as a snug, home office, or playroom.

### STORAGE/UTILITY ROOM

7'5" x 4'1" (2.26m x 1.24m)  
Practical space storage

### KITCHEN

13'3" x 7'10" (4.04m x 2.39m)  
Modern fitted kitchen with direct garden access.

### RECEPTION ROOM

19'4" x 13'9" (5.89m x 4.19m)  
Spacious main living/dining area with patio doors to the rear garden.

## FIRST FLOOR

## PRINCIPAL BEDROOM

13'11" x 9'8" (4.24m x 2.95m)

### ENSUITE BATHROOM - PRINCIPAL BEDROOM

Modern ensuite bathroom with bath.

### BEDROOM 2

10'8" x 9'4" (3.25m x 2.84m )  
Bright double bedroom overlooking the front aspect.

### BEDROOM 3

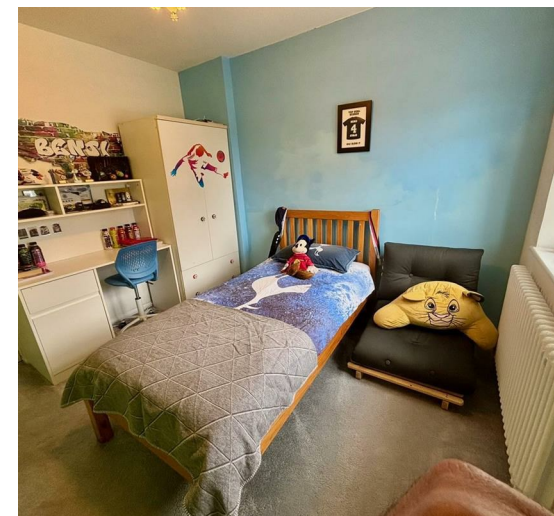
10'8" x 9'8" (3.25m x 2.95m)  
Well-sized bedroom, perfect for guests or as a child's bedroom.

### BEDROOM 4

9'3" x 7'1" (2.82m x 2.16m )  
Ideal as a nursery or home office.

### FAMILY BATHROOM

Bright modern bathroom with bath.





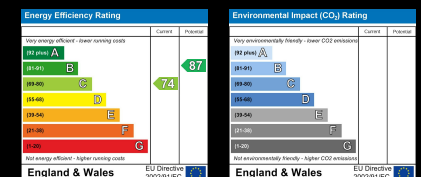
Approximate Gross Internal Area = 115.77 sq m / 1246 sq ft

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In a peaceful setting just minutes from shops, cafés, & amenities. Transport links include bus routes a short walk away & train stations just over a mile, providing swift access into London. Families enjoy a strong school catchment, including The Rutts Primary & Queens Secondary, with King George Park a 4-minute stroll away.

Hertsmere  
Band F







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