

The Harlequins, Sandy Lane  
Bushey, WD23 3EZ  
£1,495,000 Freehold

**STATONS**

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Bedrooms 5 | Bathrooms 4 | Receptions 3







## Plot 5 The Harlequins, Sandy Lane Bushey, WD23 3EZ



A superb opportunity to acquire a fabulous 5-bedroom detached home located in the private gated development The Harlequins, Sandy Lane. This contemporary home has been designed with style and comfort in mind with a host of practical features. Finished to the highest specification, the home is set over two floors and offers over 3900 sq ft of internal living accommodation. The property benefits from light and spacious reception rooms and kitchen, modern open plan living and separate double garage.

The accommodation comprises, entrance lobby leading to the entrance hallway, TV room with access to the rear and a balcony and stairs leading down to the double aspect living room with bifolding doors opening to the large terrace area and garden. Light and spacious kitchen and breakfast room with modern fitted appliances and balcony to the rear. The ground floor is completed by the playroom with access to a guest bathroom, separate utility room which leads to the double garage and a guest W/C. The first floor comprises, a large landing area, the triple aspect master bedroom with ample fitted wardrobe space, its own ensuite bathroom with bath, shower and his and hers sinks and balcony looking over the rear garden. There are a further four double bedrooms, two with their own ensuite bathrooms and two featuring balconies. The first floor is completed by the family bathroom.

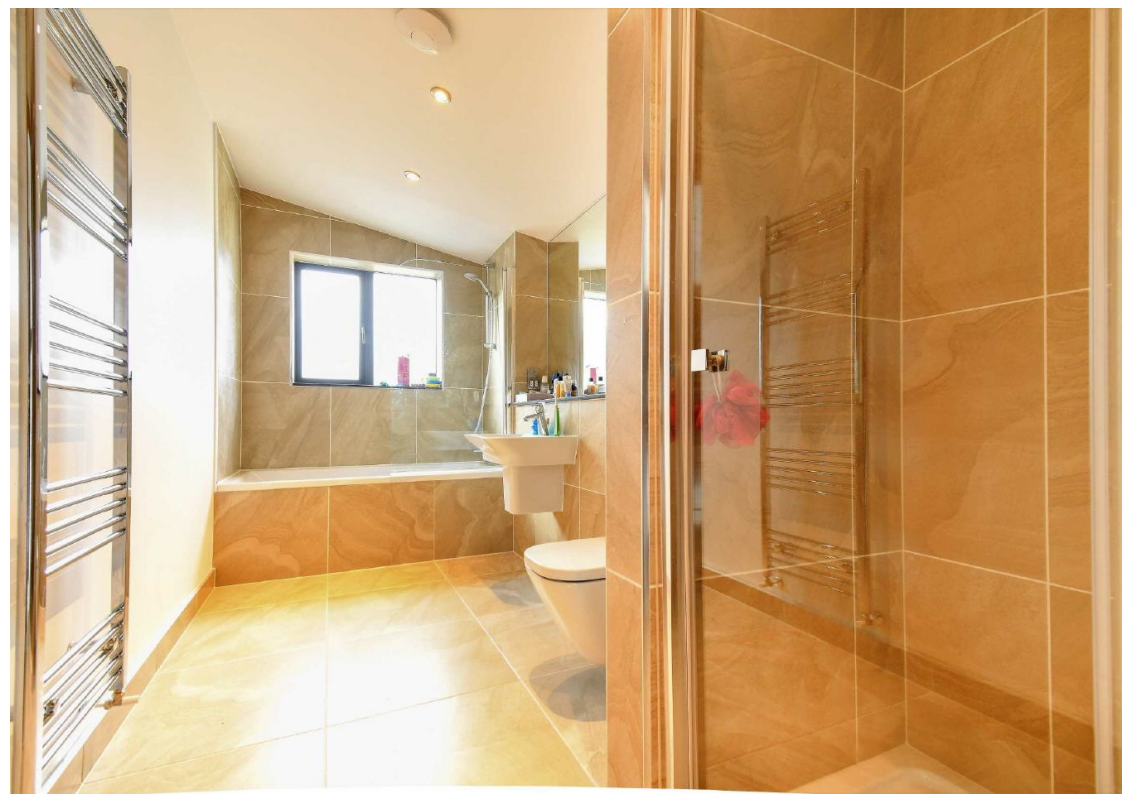
To the exterior of the property is the paved driveway offering ample off-street parking and the double garage. To the rear is the wrap around garden with large patio area accessed from the kitchen and the living room giving you the feel of indoor/outdoor living and is a great space to entertain. The rest of the garden is laid to lawn and the mature trees surrounding the property gives you the feel of privacy and seclusion.

Other features include solid wooden floors, porcelain tiles, bespoke glass worktops and leading-edge energy saving recessed lighting in the kitchen, bathrooms and lounges. The home is also equipped with Cat 5 cabling, CCTV and secure door entry system.

Located just 16 miles north-west of central London on the outskirts of the bustling town of Watford, Bushey is one of Hertfordshire's most desired towns. With its characteristic church, duck pond and peculiar cottages Bushey preserve a small-town feel. Surrounded by open spaces, with scenic woodlands, streams and open meadows it is the perfect place to breathe and relax away from the city. Bushey also benefits from a good selection of schooling in both the state and private sectors. Bushey Railway Station and Watford Junction Station are nearby and offer direct links into London. The nearby M25 & M1 motorways provide easy access to Heathrow, Luton and Gatwick airports along with the national motorway network.

For more information on this property or for more properties for sale in Radlett please call our [Radlett Estate Agents](#) on 01923 604321.









## The Harlequins, Sandy Lane, Bushey, WD23

Total Floor Area - 3928 Sq Ft/ 364.94 Sq M

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.

EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN SHOWN, HOWEVER ALL MEASUREMENTS, FIXTURES, FITINGS AND DATA SHOW ARE AN APPROXIMATE INTERPRIATION FOR ILLUSTRATIVE PURPOSES ONLY. LIABILITY FOR ERRORS, OMISSIONS OR MIS-STATEMENT THROUGH NEGLIGENCE OR OTHERWISE HERBY EXCLUDED.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
88	88	86	86
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	

### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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