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Willow Dene  
Bushey Heath

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01923  
604 321

# Willow Dene, Bushey Heath WD23 1PS

An outstanding and exceptionally well configured home situated at the end of a quiet cul de sac in Bushey Heath. This spacious property has been tastefully refurbished to a high standard by the current owners offering sumptuous accommodation.

The ground floor boasts a welcoming entrance hall, a spacious reception room which leads into an orangery with doors opening out to a mature rear garden, a modern fitted kitchen complete with breakfast bar, double bedroom, second reception, shower room and guest cloakroom. The first floor comprises a large air-conditioned principal bedroom with ensuite bathroom and a further bedroom.

Externally the property offers a tranquil well-landscaped rear garden which benefits from an irrigation system, its own summer house, detached garage and off-street parking for several vehicles .

Willow Dene is quietly located in a cul-de-sac off Elstree Road, close to Bushey High Street with a variety of shops, restaurants and public houses. An excellent selection of private and state schools are within a short driving distance. Recreational facilities including Hartsbourne Golf & Country Club are all well catered for in the surrounding area. For shopping there is the Harlequin Centre at Watford. The main line to London/Euston is available at Bushey or Watford Junctions & the Jubilee Line underground station is available from Stanmore. M1 junctions 4 and 5 are easily accessible as is the M25, connecting to the national motorway networks and airports.



































Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>79</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

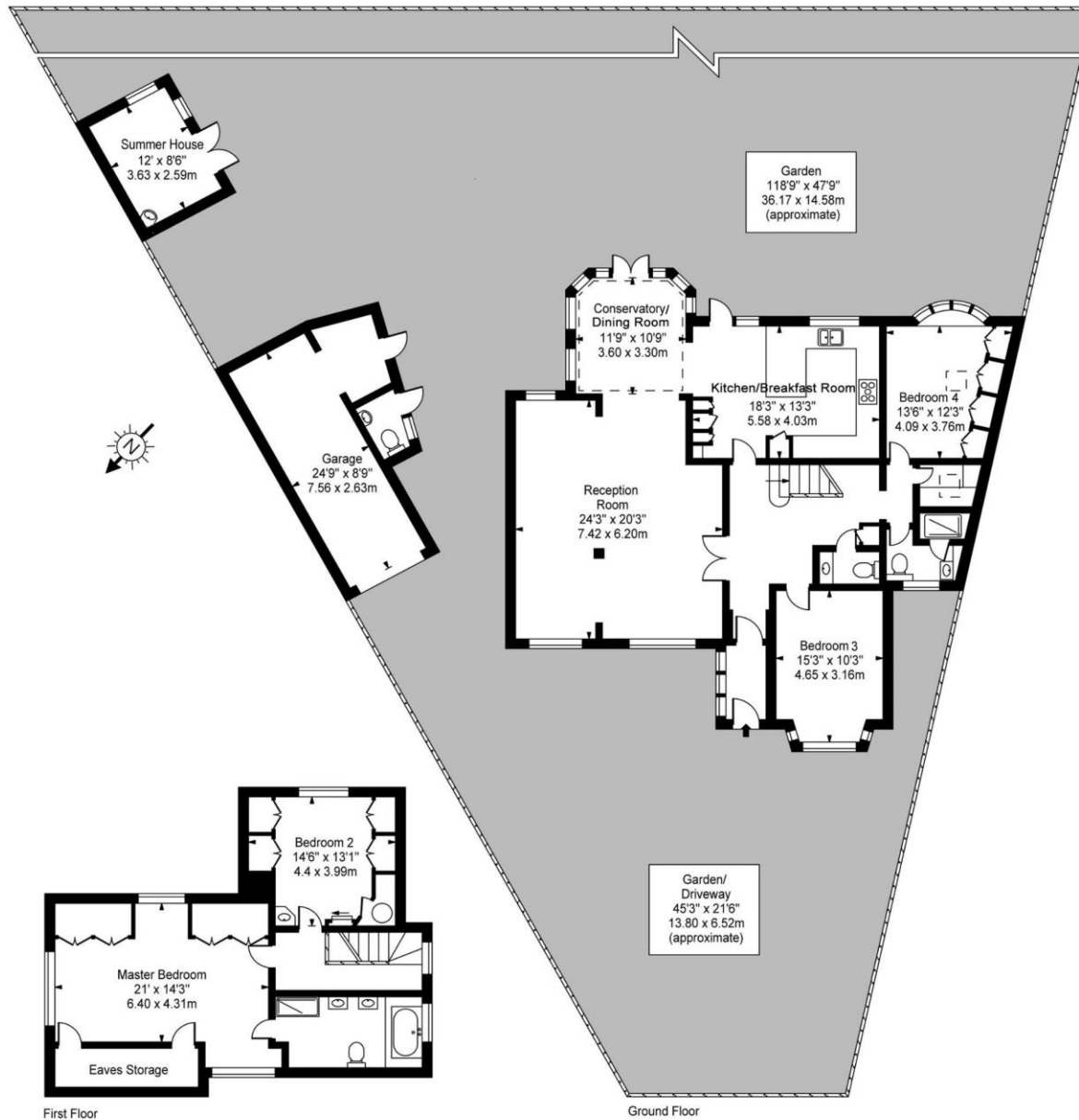
FREEHOLD

Local Authority:

Hertsmere Borough Council

Council Tax Band: G

**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.



**Approx. Gross Internal Area 2586 Sq Ft - 240.57 Sq M  
(Including Garage)**

For Illustration Purposes Only - Not To Scale



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50 Watling Street

Radlett

Herts WD7 7NN

01923 604 321

[radlett@statons.com](mailto:radlett@statons.com)

