

**STATONS**

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**Richfield Road  
Bushey**

# Richfield Road, Bushey, WD23 4JY

Statons are delighted to offer this detached bungalow offering 2000 square feet of well-presented accommodation. Richfield Road is a sought-after location within close- proximity to local schools, shops, places of worship and transport links.

The property briefly comprises of a spacious and welcoming hallway which leads through to a bright open plan reception room with double doors opening to the garden, which in-turn flows around into a lounge/tv room and dining area both of which also have double doors opening to the garden which then lead into the fitted kitchen. Completing the ground floor is a utility room, two double bedrooms (one ensuite) and a modern four-piece bathroom. To the first floor are two further bedrooms, small study and a family bathroom. The private garden enjoys a lawn, fenced borders and a patio area, superb for the summer months. To the front is a carriage driveway offering parking for several vehicles.

Located a short walk from local shops and eateries and close by are the A1, M1 and M25, as well as Bushey Overground station which provides direct access into London. Throughout the local area are several highly regarded schools including Immanuel College, Bushey Heath Primary School and Bushey Meads School.

















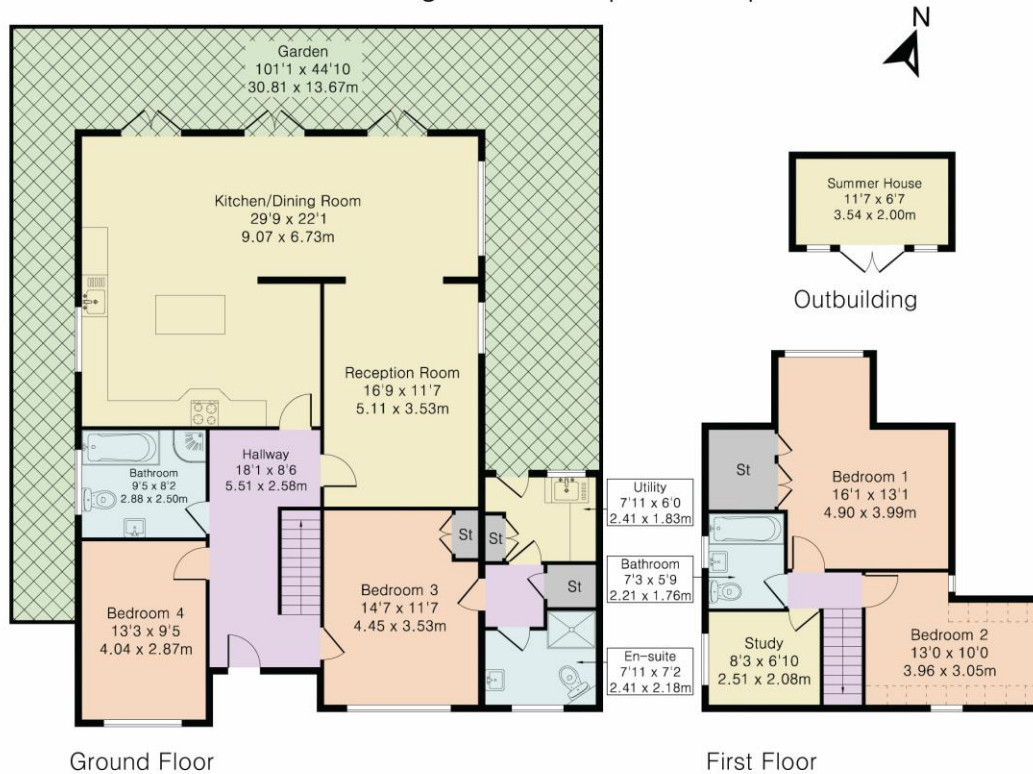








Approximate Gross Internal Area 2000 sq ft – 186 sq m  
 Ground Floor Area 1448 sq ft – 135 sq m  
 First Floor Area 476 sq ft – 44 sq m  
 Outbuilding Area 76 sq ft – 7 sq m



Local Authority: Hertsmere Borough Council  
 Council Tax band: F  
 Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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## STATONS RADLETT

50 Watling Street  
Radlett  
WD7 7NN  
01923 604 321  
[radlett@statons.com](mailto:radlett@statons.com)

