



HILLSIDE, HEATHBOURNE ROAD

Bushey Heath, WD23 1PD



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Hillside is a substantial gated new home offering superb accommodation across three floors. This imposing home stands on a good size plot accessed via a sweeping drive down towards the house where it opens out across the entire width of the property giving space to park or utilise the double garage.

As you enter, one is met with an impressive central entrance hall saturated with natural light gained from the glass-domed ceiling and spiral glass staircase leading to the first and second floor landings. Double doors from the entrance hall lead into a spacious kitchen/breakfast/dayroom which benefits from a bespoke fitted kitchen with feature 'Lacanche' range cooker and a separate work surface island. 'French Doors' lead out onto the rear walled patio as they do also from the connecting formal dining room.

The main lounge sits to the front enjoying a bay window overlooking the front lawn, a further reception room offers the choice for an office or child's playroom. The ground floor accommodation is complimented by a cloakroom and walk-in storage room.

The spacious landing leads to four double bedrooms, all with en-suite rooms and walk-in wardrobes. The spiral staircase continues to the second floor with double doors into the principal bedroom with dressing room en-suite. The second floor accommodation is complete with two further bedrooms (one currently set up as a cinema) sharing a Jack and Jill shower room.

Outside provides a secluded and private space, lawns are laid to both sides from the top of the drive down to the house. The lawn rises to both sides of the house which provides an elevated view of the property over the wrought iron railings that continue to the rear of the property overlooking the patio. The lawn continues to the rear boundary which is protected by a wooded area beyond the boundary. Steps lead down to the patio and the rear of the property, creates a completely private area for relaxation and entertaining.

Located to the south-east side of Bushey Heath, Hillside stands on one of the premier roads is in an ideal position for Bushey High Street which has a variety of shops and restaurants with good access to major road and rail links, giving options to Bushey station on the West Coast Mainline, Stanmore underground station which is the terminus on The Jubilee Line. The A41 is approximately 0.5 miles away giving a direct route into London city centre and to the M25 at junction 21 and junction 21A. An additional benefit is the proximity to Elstree Aerodrome which is approximately 2 miles away. Hartsbourne Golf and Country Club is a short distance away.

Local Authority:
Hertsmere Borough Council
Council Tax Band: H
FREEHOLD





































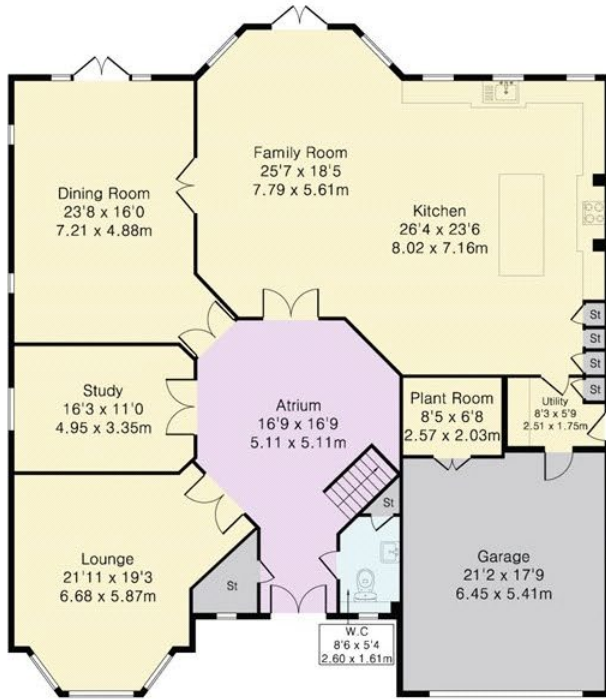




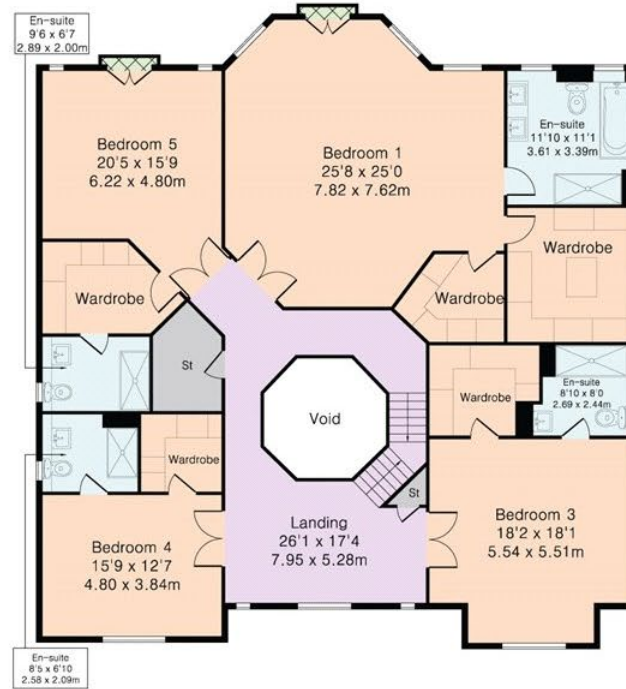




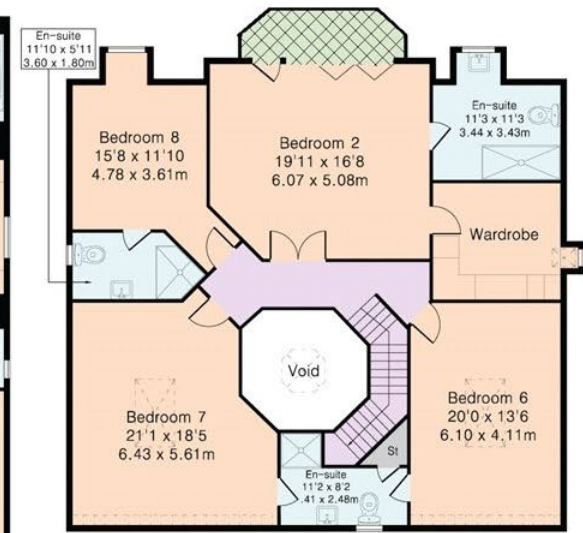
Approximate Gross Internal Area 7055 sq ft – 655 sq m
 Ground Floor Area 2720 sq ft – 253 sq m
 First Floor Area 2599 sq ft – 241sq m
 Second Floor Area 1736 sq ft – 161 sq m



Ground Floor



First Floor



Second Floor

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) A | | |
| (81-91) B | 84 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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.

