

## St. Leonards Close, Bushey, WD23 2DB

Guide Price £785,000

4 2 2



Ref: MS0129

This detached family home is located on a quiet cul-de-sac tucked away off Bushey Grove Road. This family home has come to market chain free and offers a new family the potential to create their dream home in Bushey. Currently the property has been remodelled to suit the owners needs who have converted one of the bedrooms into an additional bathroom, however this offers a wide choice of bedroom layouts to suit your families needs. Similar properties on this road have also converted the garage to offer additional living space as the driveway offers parking for several cars. This is a house full of potential in a fantastic location offering good local schools, access via Water Lane into Watford Town Centre and Aldenham Road to Costco's, David Lloyd and Bushey Grove Leisure Centre. Road access to the A41, M1 and beyond. You are also within easy reach of Bushey Arches and Bushey Station with trains into London Euston.

- 3 / 4 Bedrooms
- Dining Room
- Two First Floor Bathrooms + Ground Floor Guest WC
- Attached Garage plus Large Driveway
- Chain Free
- Open Plan Living / Reception Rooms
- Modern Fitted Kitchen
- 1743 SQ FT (161.9 SQM) Approx
- Fantastic Location for Commuting
- Mature Garden with Brick Out Building

Approximate Gross Internal Area  
 Ground Floor = 74.2 sq m / 799 sq ft  
 First Floor = 56.2 sq m / 605 sq ft  
 Garage / Office = 31.5 sq m / 339 sq ft  
 Total = 161.9 sq m / 1,743 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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