



Extended family home offering stylish accommodation

81 Windmill Lane, Bushey, Hertfordshire, WD23 1NE



Superb decorative order • High quality fitments •  
Recently refurbished • Approximately 1862 sq ft •  
Extended kitchen family room • Backing onto allotments

#### Local information

Bushey is a highly sought after location positioned between Watford and Stanmore, with excellent local shopping facilities in Bushey Village and Bushey Heath.

There are well regarded schools both private and state, including St Margaret's Girls School, Bushey Heath Primary School and Sacred Heart Catholic School.

There are convenient links to Central London via Bushey Mainline station (Euston 25 minutes approx.) and the Jubilee Line from Stanmore station connects direct to the West End. Junction 5 M1 and Junction 19 M25 provide excellent connections to London, Heathrow and the UK motorway network.

The Intu shopping centre at Watford is approximately 2.4 miles away with bowling alley, cinema and extensive restaurants.

#### About this property

Recently extended and refurbished by the current owners, the house offers substantial accommodation over three floors, all presented in excellent decorative order.

A large reception hall has a turning staircase, guest WC and in keeping with the rest of the ground floor, engineered oak flooring. To the front is a cosy sitting room with plantation shutters, feature open fireplace

and column radiator. To the rear of the house lies the extended kitchen family room, well lit by wide bi-fold doors that lead out to the garden patio and offering space for seating and dining. The kitchen area is fitted with off-white shaker style cabinets with quartz work surfaces.

The first floor offers three of the four bedrooms, the main bedroom having plantation shutters, fitted wardrobes and ensuite shower room. The two further bedrooms also have plantation shutters and fitted wardrobes. The family bathroom is beautifully fitted with a large egg shaped free standing bath, walk in rainwater shower cubicle and dual sink vanity unit with attractive fitted cabinets under.

On the top floor there is a large bedroom that could also be used as a further sitting room or work space. There is plenty of eaves storage space and multiple roof light windows.

The rear garden has a tiled patio, extensive lawn and shed to rear. There is a gated and covered side passage that leads to the front which is block paved to provide off street parking.

#### Local Authority

Hertsmere Borough Council

EPC rating = E

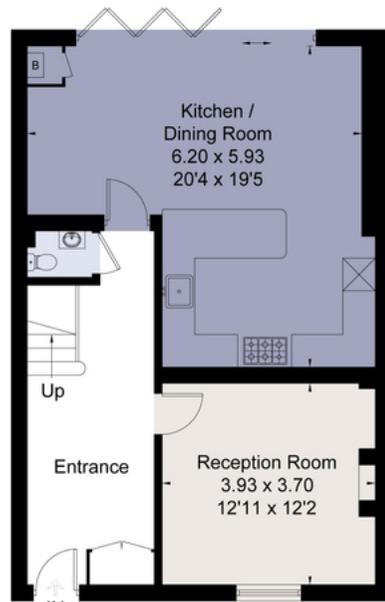
#### Viewing

Strictly by appointment with Savills

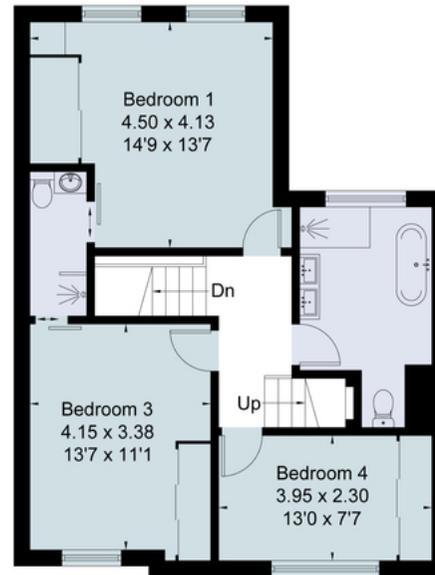




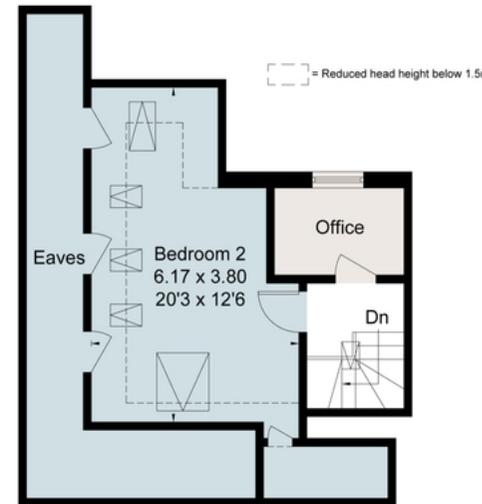
Approximate Area = 173.0 sq m / 1862 sq ft (Including Eaves)  
 Including Limited Use Area (24.4 sq m / 263 sq ft)  
 For identification only. Not to scale.  
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Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</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	

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