

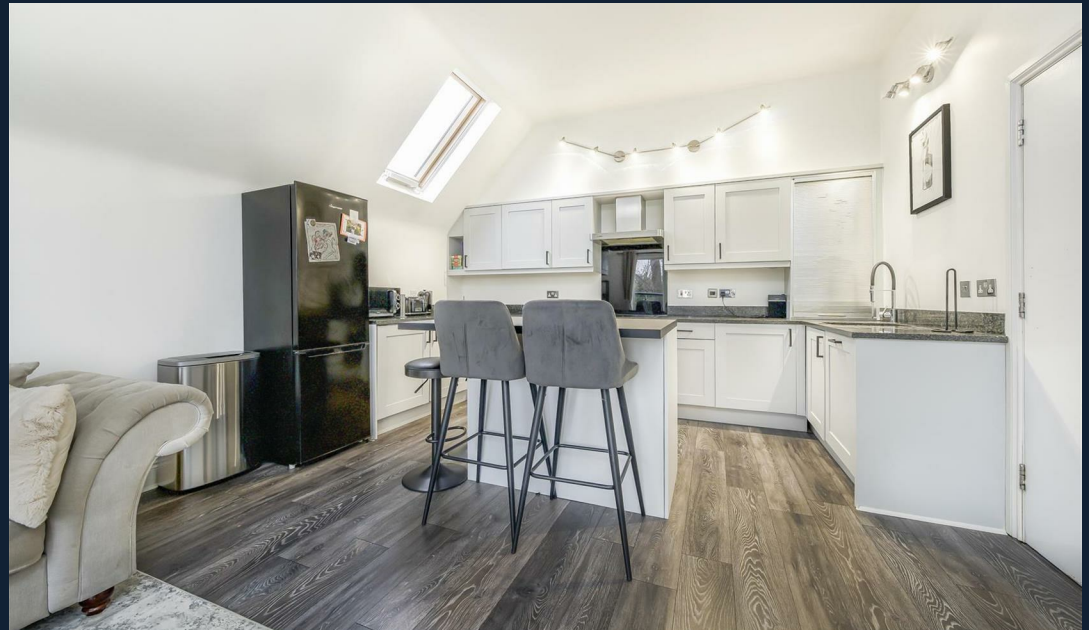


**CARTER HAYWARD**  
INDEPENDENT ESTATE AGENTS



FLAT 2, THE LIMES BUSHEY HALL DRIVE, BUSHEY, WD23 2AX

GUIDE PRICE £400,000



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## Flat 2, The Limes Bushey Hall Drive, Bushey, WD23 2AX

Situated in a sought after location within Bushey, Hertfordshire, this modern style first floor flat is perfect for first time buyers or the downsizer.

Entry to the building is for residence only, The property begins with a welcoming entrance hallway. There is a spacious and light filled lounge and kitchen. The well appointed modern kitchen comes with ample unit space and breakfast island.

There are two good sized double bedrooms on offer, both of which have built in wardrobe space. The master bedroom boasts its own en suite shower room. Completing the accommodation is a three piece bathroom.

A unique feature to the flat is its own balcony which can be accessed from all rooms of the property, ideal for summer evenings. In addition there is a private communal garden and off street parking available.

The property is in a prime location with Bushey Train Station only 1 mile away, close to amenities and Watford Town centre offering an abundance of restaurants and retail.

Viewings strictly by appointment only through Carter Hayward on 01923 682 888.



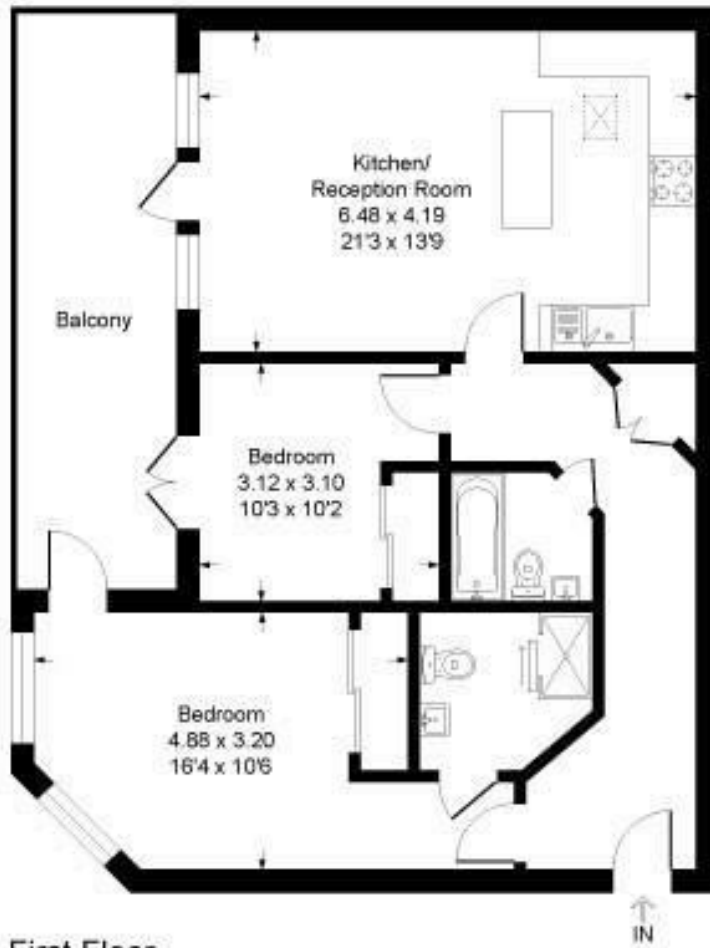


- Sought After Location
- Modern Style Living
  - First Floor Flat
- Perfect For First Time Buyers/Downsizers
  - Close To Amenities
    - 1.0 Miles - Bushey Train Station
    - Desirable School Catchment Area
  - 1.1 Mile - Highley Regarded David Lloyd Health & Fitness Club
    - Off Street Parking
    - Council Tax Band E




# The Limes WD23

Approximate Gross Internal Floor Area = 77.1 sq m / 831 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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