

24a Garratts Road
Bushey
Hertfordshire
WD23 4LA





Shield Homes Ltd specialises in the creation of exclusive residential homes of outstanding character and style in North London, Middlesex and Hertfordshire.

The company has a clear commitment to maintaining the highest standards at every stage of its operation, from the selection of suitable locations, through to the design, construction and completion of every home.

Engaging with imaginative and innovative architects and using quality materials with which to build, all interior décor and finishing is carefully coordinated for maximum effect.

The result is homes that blend traditional values with the best in up to date technology for stylish, comfortable modern living. Shield Homes philosophy is to create new and refurbished homes that enhance the prevailing environment, and accordingly great attention is given to the landscaping of grounds and gardens. Together with this Shield Homes follows all required building codes to provide comfortable energy efficient homes.

In terms of individual design, craftsmanship and traditional construction values a Shield home is a fine residence in which to live.





As long standing local developers Shield aim to build homes of unparalleled character and style.

24a Garratts Road is Shield's latest project.

A brand new stunning & contemporary four bedroom, four bathroom detached family home with integral garage, situated in Bushey, one of Hertfordshire's most desirable towns.

The ground floor accommodation briefly comprises entrance hallway with large storage cupboard and guest WC, living room, open plan fitted kitchen/ family and dining room with bi- fold doors to the landscaped garden, utility room and access to the integral garage.

On the first floor you'll find both the master and second bedrooms feature en-suite shower rooms along with a further double bedroom and family bathroom with access to a large storage void.

The accommodation is complete on the second floor with another double bedroom with en-suite bathroom and storage.





Kitchen

- Luxury high specification 'Strada' handleless contemporary cabinets
- Silestone Worktop
- Stainless steel sink with mixer tap
- Integrated Siemens dishwasher
- Siemens induction hob
- Siemens downdraft extractor
- Siemens built in single fan oven
- Siemens built in single oven with microwave
- Integrated Siemens 60/40 A + rated fridge/freezer
- Waste disposal

Utility Room

- Space for separate free standing washing machine/tumble dryer
- Stainless Steel Sink with mixer tap

Bedrooms

- Fitted wardrobes to master

Bathrooms

- Tiles supplied by Porcelanosa
- Fully tiled walls and floor
- Vanity units by Roca
- Underfloor heating (master and family)
- Heated towel rails

Flooring

- Wood effect flooring through ground floor
- Bathrooms to be tiled

Windows and Doors

- Front door – Modern in black by Solidor
- Windows – Double glazed White uPVC
- Aluminium Bi-fold door to garden
- Internal doors – 'Linear Oak' with softwood architrave and shirting and chrome handles.

Lighting

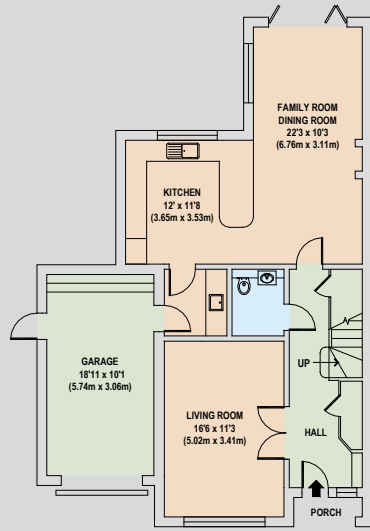
- LED downlights throughout

Landscaping

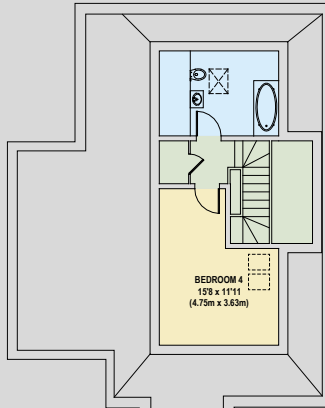
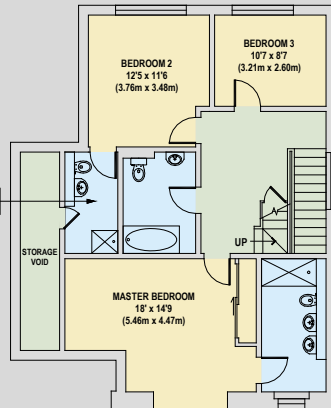
- Patio – Indian Sandstone paving slabs
- Sun terrace
- Lawn

Construction

- Roof tile – Redland concrete tile
- Facing Brickwork – Wickford Antique
- Fascias & Soffits – White uPVC
- Gutters – Black uPVC
- Driveway – Traditional block pavers
- Softwood staircase with hardwood handrail and glass panels
- Energy efficient gas fired central heating
- Internal walls painted in single colour emulsion throughout.
- Skirting, architrave and door linings in satin wood finish
- CRL Building Warranty



8'7" x 5"
(2.92m x 1.51m)



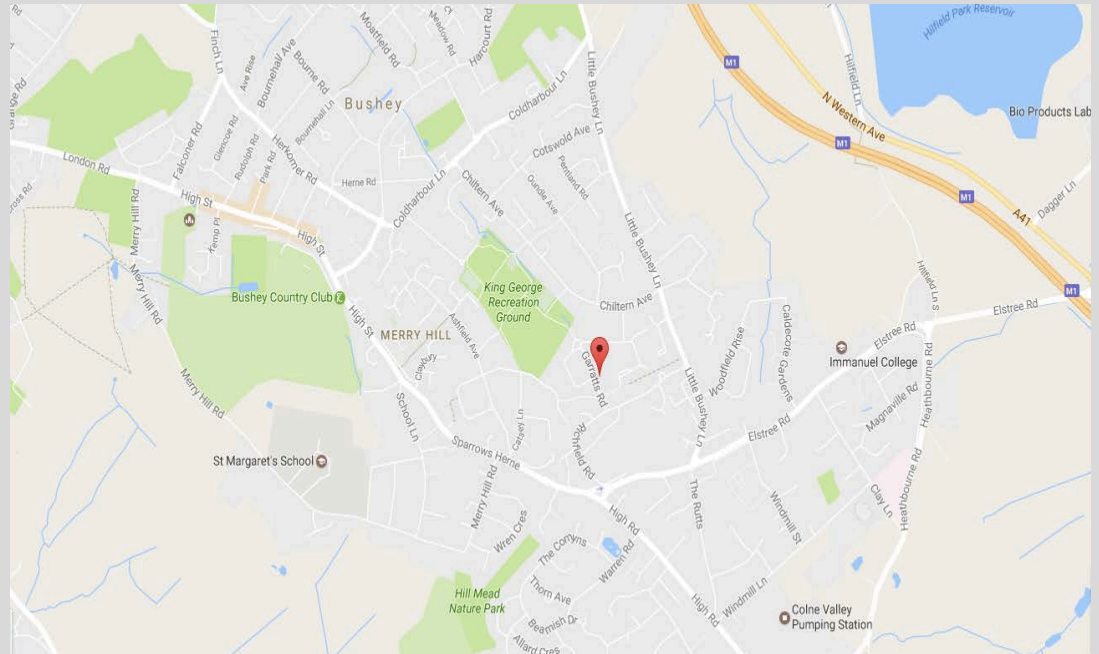
Transport Links

Car	
Bushey Heath High Road	3 mins, 0.7 miles
Bushey London Overground Station	8 mins, 2.2 miles
Stanmore Underground Station	12 mins, 2.9 miles
Intu Shopping Centre	315 mins, 3.7 miles
Brent Cross Shopping Centre	25 mins, 9.4 miles

Train	From Bushey Station
Watford Junction	12 mins
Wembley Central	10 mins
Willesden Junction	26 mins
London Euston	19 mins (Fast Train)

Baker Street	28 mins
Kings Cross St. Pancras	36 mins
Farringdon	40 mins
Liverpool Street	45 mins
Canary Wharf	52 mins

Airports	
London Luton	27 mins, 18.8 miles
Heathrow	32 mins, 23.6 miles
Stanstead	52 mins, 41.7 miles
London City	56 mins, 40 miles
Gatwick	67 mins, 60.4 miles



Times and locations are approximate only. Information taken from www.maps.google.co.uk & www.tfl.gov.uk

While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only and are either CGI's or other developments by Shield. Appliances have not been tested. Prospective purchasers should satisfy themselves by inspection and relevant reporting of a property prior to purchase. This document does not form part of a legal contract.



Built by Shield

- Battlers Mews, Battlers Green Drive, WD7
- Herkomer Road, Bushey, WD23
- Woodlands Road, Bushey, WD23
- Roundbush Lane, Aldenham, WD7

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