

70 ROSEBERY ROAD
BUSHEY WD23 1DA





Shield Homes and its subsidiary Maincase Limited 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 are 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.





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

Introducing 70 Rosebery Road

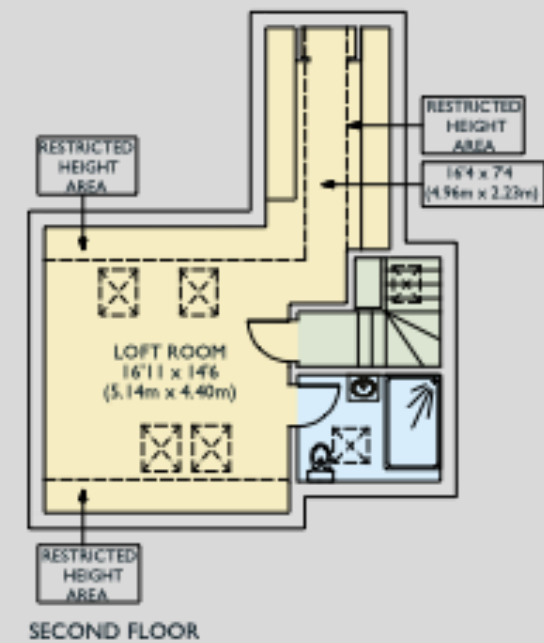
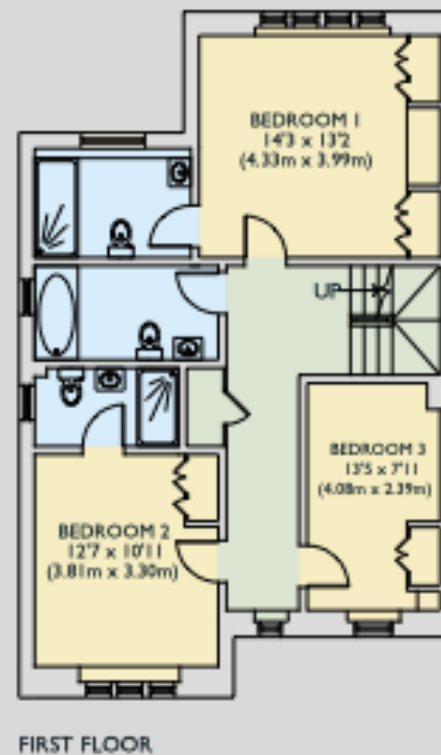
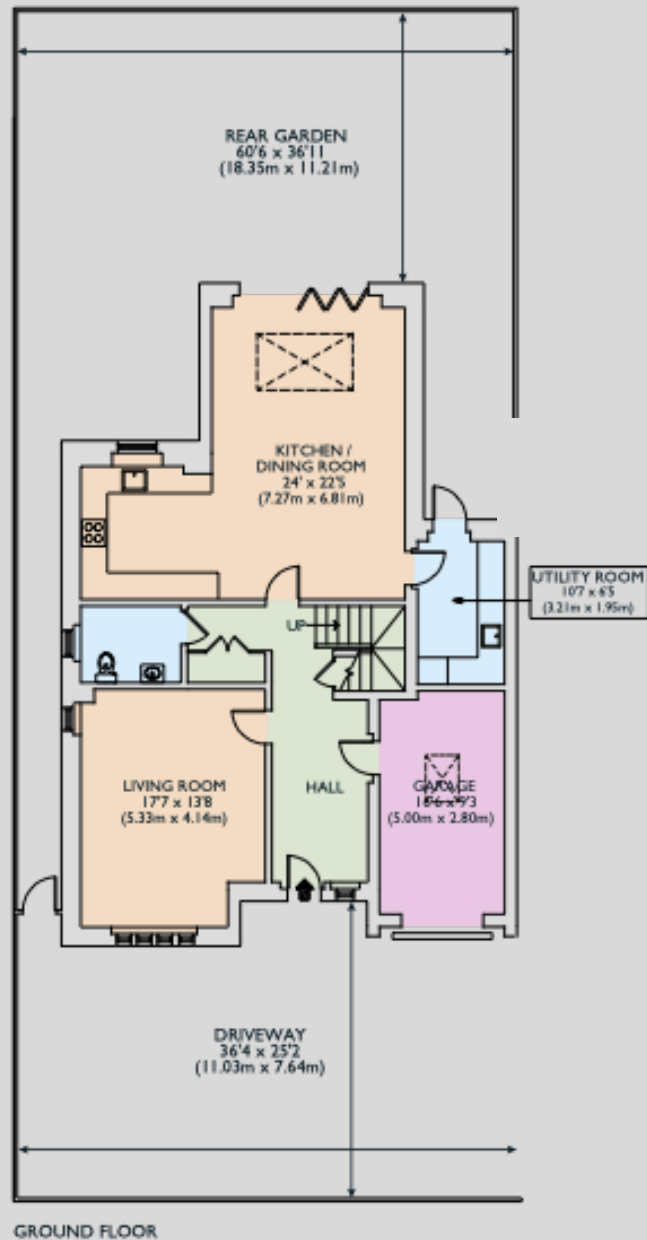
This home forms part of a brand new exclusive development of two stunning four bedroom, four bathroom family homes with garages and off-street parking, situated in a sought-after tree lined residential road in Bushey.

The ground floor accommodation briefly comprises spacious entrance hallway with storage cupboards and guest WC, living room, open plan fitted kitchen/ breakfast and family room with bi- fold doors to the landscaped garden, a utility room and garage.

On the first floor you'll find a beautiful master bedroom and en-suite shower room, second bedroom en-suite both with designer fitted wardrobes, third bedroom and family bathroom.

The accommodation is complete on the second floor with another double bedroom, shower room and store/dressing area.

70 Rosebery Road







Kitchen

- Luxury high specification 'Jefferson' raised panel painted cabinets.
- 'Urban Safari' Caesarstone Worktops
- Stainless steel sink with 'Grohe' tap
- Integrated Siemens dishwasher
- Siemens Gas hob
- Siemens extractor
- Siemens WiFi built in single fan oven
- Siemens WiFi 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 'Grohe' tap

Bedrooms

- Fitted wardrobes (Except B3 P2)

Bathrooms

- Tiles supplied by Porcelanosa
- Fully tiled walls and floor
- Vanity units
- Underfloor heating (P1 Master and Family, P2 Master only)
- Heated chrome towel rails

Flooring

- Wood effect tile flooring through ground floor
- Carpet – Stairs, Landings and bedrooms

Windows and Doors

- Front door – Black
- Windows – Double glazed White uPVC
- Aluminium Bi-fold door to garden
- Internal doors – 'Linear Oak' with softwood architrave, skirting and chrome handles.
- Garage Door – Insulated Roller Shutter

Lighting

- LED downlights throughout

Landscaping

- Patio – Indian Sandstone paving slabs
- Lawn
- Landscaping to front

Construction

- Roof tile – Redland concrete tile
- Facing Brickwork – Wickford Antique
- Fascias & Soffits – White uPVC
- Gutters – Black uPVC
- Driveway – Permeable 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
- 10 year Global Home Warranty

Transport & Shopping

Car	
Bushey Heath High Road	4 mins, 1 mile
Bushey Overground Station	7 mins, 1.8 miles
Stanmore Underground Station	12 mins, 3.2 miles
Intu Shopping Centre	9 mins, 2.6 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	32 mins, 20 miles
Heathrow	47 mins, 22 miles
Stanstead	52 mins, 41 miles
London City	61 mins, 41 miles
Gatwick	75 mins, 61 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 are either CGI's or other developments by Shield. This floor plan is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation and approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. 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

- Garratts Road, Bushey, WD23
- Mostyn Road, Bushey, WD23
- King Edward Road, Shenley, WD7

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A Development by Maincase Limited. Shield Homes Limited company registration number 353 1852
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