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Greenacres

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Caldecote Gardens  
Bushey | Hertfordshire | WD23 4GP

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# Greenacres

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Nestled within one of Bushey's most prestigious residential roads, Greenacres is a magnificent detached family home offering almost 6,000 sq. ft. of beautifully appointed accommodation. This exceptional residence combines grand proportions with luxurious contemporary living, making it the ideal home for growing families and those who love to entertain.

A welcoming entrance hallway immediately sets the tone for the quality found throughout the property, leading to an impressive selection of five versatile reception rooms, including a formal main reception, additional family room, and dedicated study, providing outstanding flexibility for modern family life, home working and entertaining.

The true heart of the home is the spectacular kitchen, dining and family room, thoughtfully designed with an extensive range of bespoke cabinetry, premium integrated appliances, generous preparation space and an abundance of natural light. This exceptional open-plan space seamlessly caters for everyday living whilst offering the perfect setting for hosting family and friends. A separate utility room provides additional practicality and direct access to the integral garage. The ground floor further benefits from a substantial gym, which could equally serve as a double integral garage, together with a guest cloakroom and excellent storage throughout.

The first floor offers six well-proportioned bedrooms, all thoughtfully arranged around a spacious landing. The impressive principal suite enjoys its own dressing room and luxurious en suite bathroom with sauna. Three further bedrooms also benefit from en suite shower rooms, whilst the remaining bedrooms are served by an elegant contemporary family bathroom, creating a total of five luxurious bathrooms, four of which are en suite.

Externally, Greenacres continues to impress. The generous frontage provides parking for numerous vehicles, whilst the beautifully secluded rear garden offers a peaceful retreat with extensive lawn and patio areas, ideal for outdoor entertaining, children's play and al fresco dining.

Situated on the highly sought-after Caldecote Gardens, the property enjoys convenient access to Bushey's excellent selection of independent shops, cafés and restaurants, whilst nearby Bushey Mainline Station provides fast services into London Euston. The area is also renowned for its outstanding choice of highly regarded state and independent schools, making Greenacres an exceptional family home in an outstanding location.

Viewing by appointment only.



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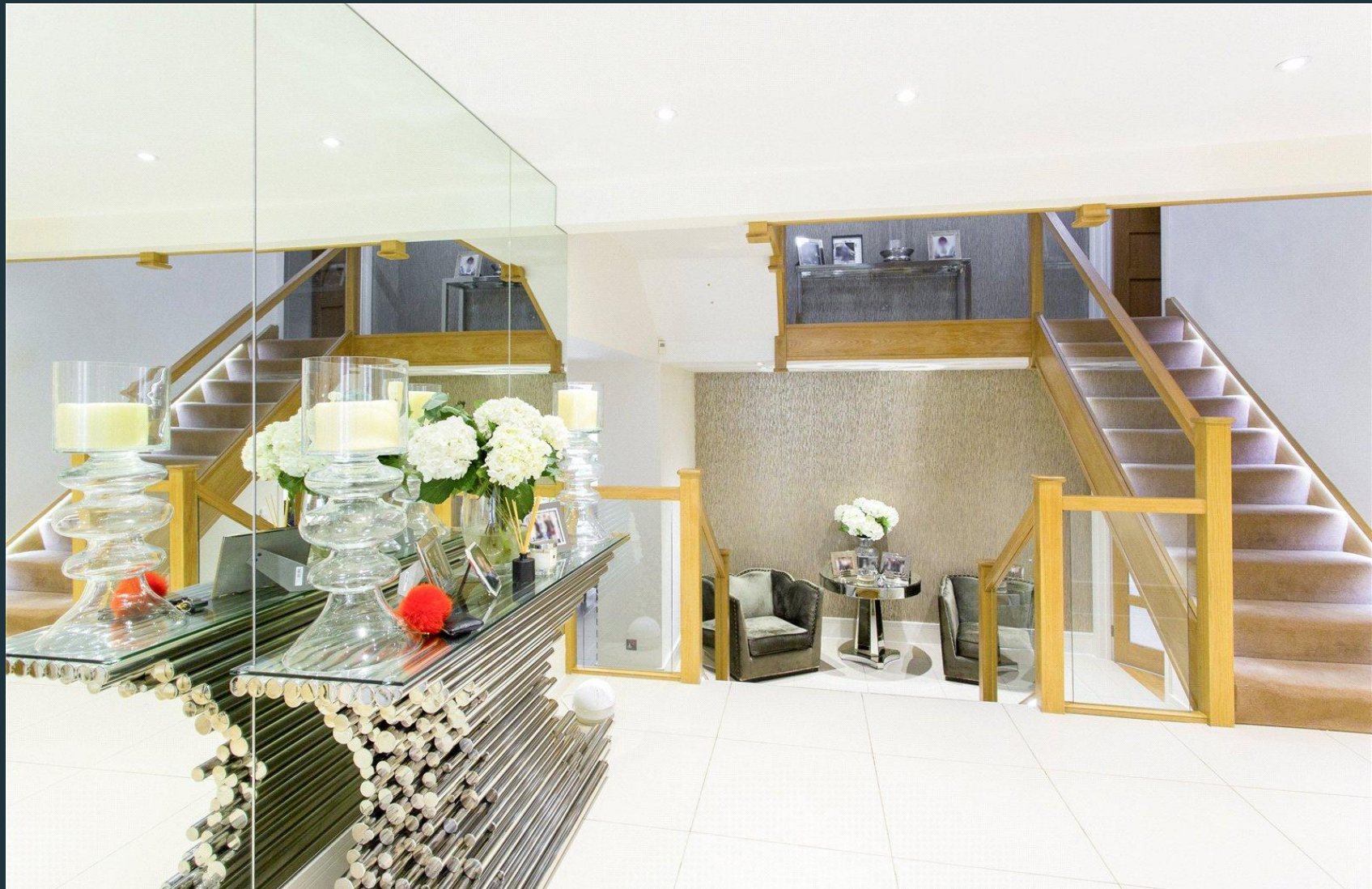
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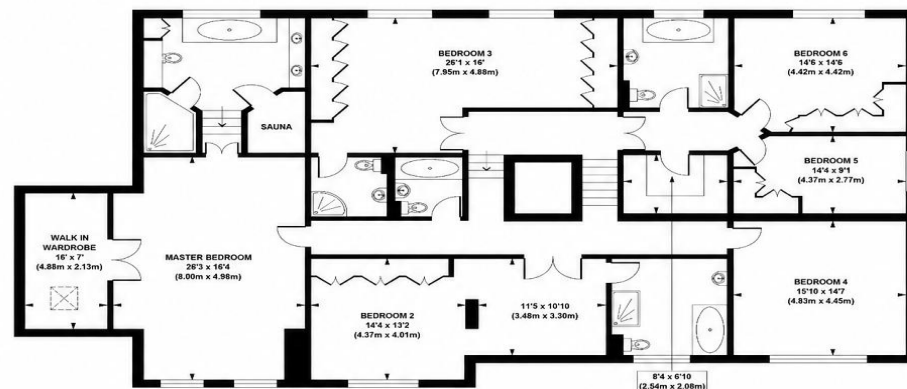
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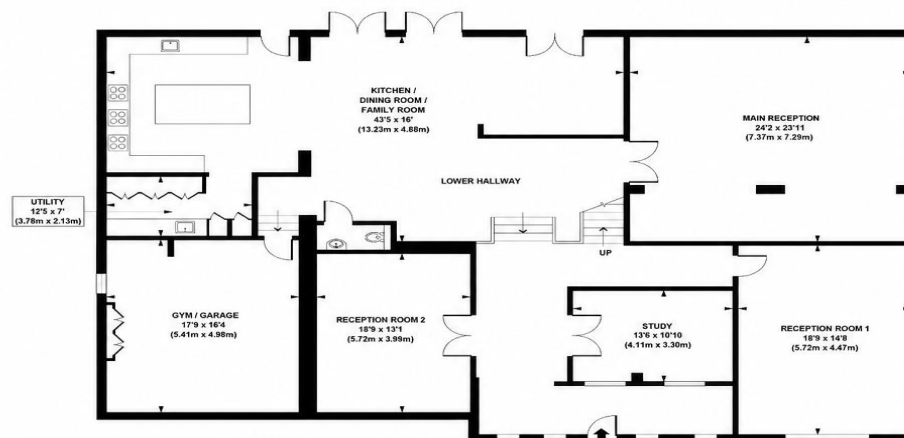
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 2827 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 3141 SQ FT

**APPROX. GROSS INTERNAL FLOOR AREA 5968 sq. ft / 554.45 sq. m**

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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