



**Connells**

Bushey Mill Lane  
Watford



## Property Description

**\*\* GUIDE PRICE £600,000 - £625,000 \*\***  
Connells are delighted to bring this refurbished/ extended semi-detached family home to the market that is situated on a highly sought after residential area of North Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen / breakfast room, three well-proportioned bedrooms and family bathroom. Benefits include a an additional downstairs shower room, a conservatory, an easily maintainable garden with garage/outbuilding and a driveway providing off street parking.

An ideal family home, the property is conveniently located with access to several transport links including Watford North Station as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. The property is also within easy access to the local amenities as well as being a short distance from Watford High Street providing numerous shops, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Hall

Door to front aspect, window to side aspect, stairs to first floor landing, radiator.

## Shower Room

Shower cubicle, vanity basin, low level WC, extractor fan, hand towel rail, window to side aspect.

## Living Room / Diner

26' 4" x 14' 1" ( 8.03m x 4.29m )

Bay window to front aspect, television point, telephone point, feature fire place, radiator, doors to kitchen.

## Kitchen / Breakfast Room

18' 3" x 12' 4" ( 5.56m x 3.76m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas hob with extractor hood, electric oven, plumbing for washing machine, space for fridge/freezer, space for dining area, door to conservatory.

## Conservatory

9' 5" x 7' 9" ( 2.87m x 2.36m )

Windows to rear and side aspect, door to rear garden.

## First Floor Landing

Stairs from entrance hall, window to side aspect.

## Bedroom One

13' 2" x 12' 3" ( 4.01m x 3.73m )

Windows to front aspect, fitted wardrobes, radiator.

## Bedroom Two

12' x 10' 3" ( 3.66m x 3.12m )

Window to rear aspect, fitted wardrobes, radiator.

## Bedroom Three

10' 1" x 6' 2" ( 3.07m x 1.88m )

Window to front aspect, radiator.

## Bathroom

Window to side aspect, bath with mixer taps and overhead shower, low level WC, vanity basin, heated hand towel rail.

## Outside

### Front Garden

Block paved driveway for several cars.

### Rear Garden

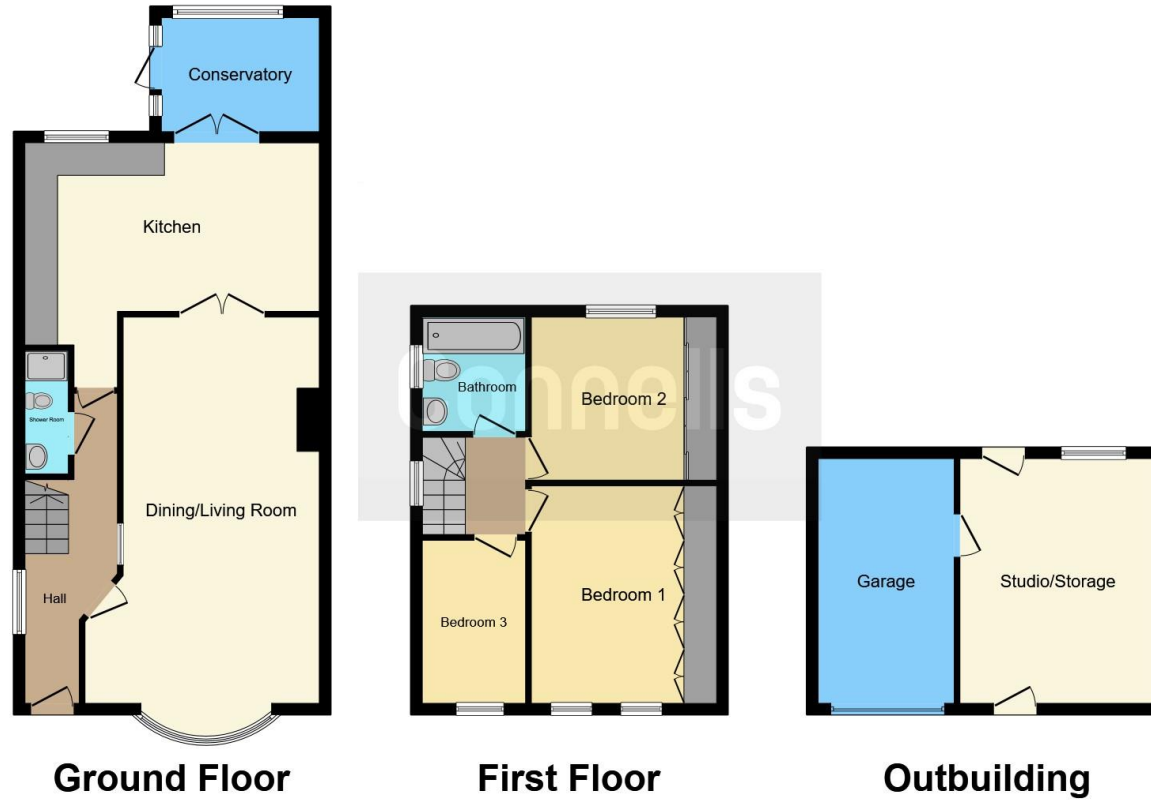
Wood decking area, astro turf.

### Garage / Outbuilding









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313396](http://connells.co.uk/Property/WTF313396)**



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