



Connells

Bushey Mill Crescent
Watford



Property Description

Connells are delighted to bring to well-presented, 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 two reception rooms, a modern fitted kitchen with dining area, four well-proportioned bedrooms and family bathroom. Benefits include a separate utility area, a conservatory, an additional downstairs shower room, an expansive well-maintained rear garden with a large outhouse with lighting, electrics and separate storage, off street parking for several cars as well as holding the potential for further extension (STPP).

An ideal family home, the property is conveniently located with access to several transport links including being less than 0.3 miles to 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 including Parkgate Infant & Junior School. 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 Porch

Door to front aspect, windows to front and side aspect.

Entrance Hall

French doors, stairs to first floor landing, radiators.

Living Room

14' 6" x 12' 9" (4.42m x 3.89m)

Bay window to front aspect, radiator, television point, telephone point.

Reception Room

18' x 12' 4" (5.49m x 3.76m)

Television point, radiator.

Kitchen / Dining Room

18' 5" x 14' 3" (5.61m x 4.34m)

Dining area, patio doors to rear garden, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, stainless steel sink with drainer, gas hob with extractor hood, eye level electric oven, plumbing for dishwasher, space for fridge/freezer, breakfast bar area.

Conservatory / Utility Room

19' x 6' 9" (5.79m x 2.06m)

Window to side aspect, patio doors to rear garden, plumbing for washing machine.

Shower Room

Window to side aspect, shower cubicle, WC, wash hand basin, radiator.

First Floor Landing

Stairs from entrance hall, loft access, window to rear aspect.

Bedroom One

13' x 12' 3" (3.96m x 3.73m)

Bay window to front aspect, fitted wardrobes, radiator.

Bedroom Two

14' 3" x 11' 6" (4.34m x 3.51m)

Window to rear aspect, radiator.

Bedroom Three

15' 8" x 6' 9" (4.78m x 2.06m)

Window to front aspect, radiator, storage cupboard.

Bedroom Four

8' 3" x 7' 2" (2.51m x 2.18m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, corner shower cubicle, WC, wash hand basin, heated hand towel rail.

Outside

Front Garden

Crazy paved driveway for several cars.

Garage / Storage

11' 4" x 7' 2" (3.45m x 2.18m)

Up and over door.

Rear Garden

Landscaped rear garden, paved patio area, laid lawn, outside tap, large outbuilding with decking area.

Summer House

19' x 12' 5" (5.79m x 3.78m)

Window to front and side aspect, power and lighting.

Outbuilding Storage

13' 4" x 7' 3" (4.06m x 2.21m)









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

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WTF313510



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