



Connells

Park Avenue
Bushey



Property Description

Connells are delighted to bring this well-presented, Semi-Detached Bungalow to the market that is situated in North Bushey. The property comprised of a spacious lounge, two good sized bedrooms, a fitted kitchen as well as a family style bathroom. This property benefits from a conservatory, laminate flooring throughout, a garage, as well as the potential to extend (STPP). Ideal for first time buyers and downsizers, this property further benefits from a well-maintained expansive rear garden that is ideal for entertainment and outdoor dining.

With so much to offer this property is also located with access to several transport links including Watford Junction Station that provides direct links into London as well as the A41 and M1 motorways. The property is situated with access to ample local shops and amenities including COSTCO and DAVID LLOYD'S GYM as well as being a short drive away from Watford High Street and Shopping Centre.

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

Entrance Hall

Door to side aspect.

Lounge

10' 3" x 13' 9" (3.12m x 4.19m)

Window to rear aspect, double glazed, doors to conservatory, feature fire place, radiator, television point, telephone point.

Kitchen

9' 2" x 7' 9" (2.79m x 2.36m)

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

Conservatory

12' 4" x 11' 8" (3.76m x 3.56m)

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

Bedroom One

9' 4" x 9' 1" (2.84m x 2.77m)

Window to front aspect, double glazed, radiator.

Bedroom Two

12' 6" x 10' 2" (3.81m x 3.10m)

Window to front aspect, double glazed, radiator.

Outside

Front Garden

Laid lawn, side access to garage.

Rear Garden

Paved patio area, laid lawn, brick wall boarder, side access.

Garage

12' 4" x 8' 5" (3.76m x 2.57m)

Up and over doors, windows to rear and side aspect, door to side aspect to rear garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/BUS307168

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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