



Connells

Wellington House Royal Connaught Drive
Bushey



Property Description

Connells are delighted to bring this stunning, beautifully presented three bedroom house to the market that is situated in the highly sought after Royal Connaught Park Development in Bushey. This property is surrounded by approximately 100 acres of landscaped communal gardens. The property is comprised of three double bedrooms with en-suites both off the master bedroom and second bedroom, with the potential to re-configure the layout to four bedrooms. In addition, the property offers a spacious lounge and a separate TV room. The kitchen space offers a modern fitted kitchen with integrated appliances and space for a separate dining room table.

Benefits include under-floor heating and air con units. Within the service charge, access is given to all facilities including the gym, spa, tennis courts and swimming pool facilities as well as allocated parking. Further benefits include a shuttle bus to Bushey and Watford train station, making this property ideal for families and commuters.

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

Entrance Hall

Door to side aspect, underfloor heating, stairs to first floor

Lounge/diner

24' 1" x 18' 7" (7.34m x 5.66m)

Window to side aspect, window to rear aspect, tv point, air con unit

TV Room

14' 10" x 14' 4" (4.52m x 4.37m)

Window to front aspect, electric heating, tv point

Kitchen

21' 10" x 14' 4" (6.65m x 4.37m)

Window to front aspect, modern fitted kitchen with wall and base units, one bowl sink, gas hob, double electric oven, fridge freezer, cooker hood, integrated microwave, dishwasher, tv point, space for dining table.

Utility Room

6' 8" x 4' 1" (2.03m x 1.24m)

Washing machine, dryer, sink 1 bowl, boiler

Bathroom

Downstairs, water closet, vanity unit, tiled, heated towel rail, bath and mixer taps

Bedroom 3 / Guest Room

14' 1" x 13' 5" (4.29m x 4.09m)

Downstairs, window to rear aspect, air con unit, built in wardrobe

Landing

Skylight

Bedroom 1

31' 1" x 20' 1" (9.47m x 6.12m)

Pitched ceilings, skylight, built in wardrobe

En-Suite

Bath and mixer taps, vanity unit, water closet, shower cubicle, tiled, heated towel rail, dressing table

Bedroom 2

21' 3" x 12' 8" (6.48m x 3.86m)

Skylight, built in wardrobe

En-Suite

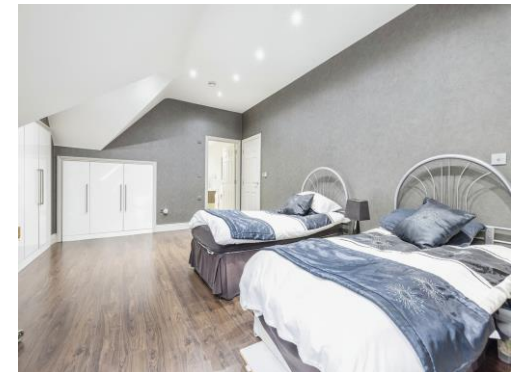
Heated towel rail, vanity unit, tiled, water closet, shower cubicle, skylight

Parking

Allocated parking spaces

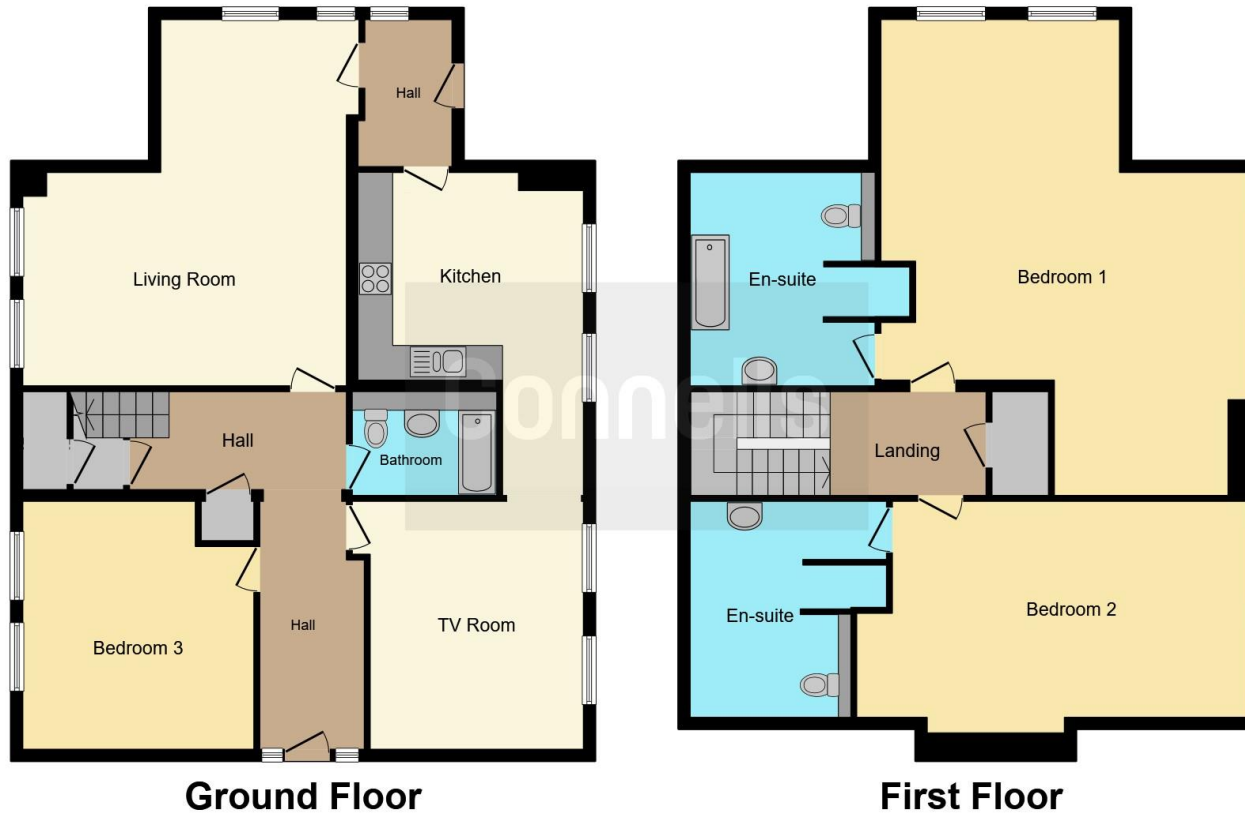
Garden

Private garden area









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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86 High Street
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EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/BUS307201](https://www.connells.co.uk/Property/BUS307201)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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