



Connells

Richfield Road  
Bushey



## Property Description

Connells are delighted to welcome this two bedroom, mid-terraced home to the market. Being conveniently located with access to several transport links including Bushey Station that provides direct services into London Euston as well as easy access to the A41 and M1 & M25 motorways. There are a variety of nurseries, primary schools and secondary schools within close proximity. The property is also close by to the vibrant Bushey Heath and Bushey Village which is full of many different shops and eateries. Watford high street and shopping centre is also just a short drive away providing further recreational and entertainment facilities.

Richfield Road comprises of two double bedrooms, a family suite, through lounge and a kitchen diner. The property presents in good condition, with areas of the home which would excel from modernisation. The rear of the property offers a generous size garden, easily maintainable, making it the perfect space for outdoor dining and entertainment.

The property has the benefit of being sold with no onward chain and two allocated parking spaces.

An internal viewing comes highly recommended, please contact Connells today.

## Ground Floor

### Entrance Hall

Door to front aspect.

### Lounge

15' 10" x 11' 7" ( 4.83m x 3.53m )

Window to front aspect, television point, stairs to landing and carpeted.

### Kitchen

11' 7" x 7' 11" ( 3.53m x 2.41m )

Window to rear aspect, one and a half bowl sink with drainer, wall and base units, storage cupboard, gas hob, electric oven, cooker-hood, dining table area and door to access the rear garden.

### Landing

Stairs from lounge,

## First Floor

### Bedroom 1

11' 7" x 11' 1" ( 3.53m x 3.38m )

Window to front aspect and built in wardrobe.

### Bedroom 2

11' 7" x 7' 9" ( 3.53m x 2.36m )

Window to rear aspect and built in wardrobe.

### Bathroom

Bath with mixer taps and overhead shower, vanity unit, water closet, extractor fan, tiled

throughout and airing cupboard.

## Outside

### Front

Two allocated parking spaces.

### Rear

Patio with pebbles, storage shed and laid to lawn.









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/BUS307374](http://connells.co.uk/Property/BUS307374)**

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.

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Property Ref: BUS307374 - 0002