



**Connells**

Beechcroft Road  
Bushey





## Property Description

Connells are delighted to welcome Beechcroft Road to the market, a four bedroom detached family home. Situated in the sought after location Bushey. Surrounded by many local amenities, excellent schooling and within walking distance by a matter of minutes to Bushey station.

In excellent decorative order, Beechcroft Road offers four sizable bedrooms, a family three piece suite and an en-suite. Included in this 1990's family home is a generous size kitchen, utility room and three reception rooms. To the rear is a landscaped garden and to the front a paved driveway suitable for several vehicles.

A viewing of this property comes highly recommended, contact Connells today,

## Ground Floor

### Entrance Hall

Door and window to front aspect, under stair storage facility and radiator.

### Cloakroom

Window to front aspect, water closet, tiled, wash hand basin and radiator.

### Utility Room

8' 2" x 5' 11" ( 2.49m x 1.80m )

Plumbing for a washing machine, boiler house, wall base and units and door to side.

### Kitchen

17' 9" x 12' 11" ( 5.41m x 3.94m )

Window to rear aspect, one and a half bowl sink and drainer, dish washer, double electric oven, gas hob, cooker-hood, granite work tops and fridge/freezer.

### Dining Area

Included within the kitchen measurements, door to garden and television point.

### Lounge

17' 3" x 12' 3" ( 5.26m x 3.73m )

French door into dining room, window to rear aspect, radiator and television point,

### Dining Room

12' 3" x 11' 6" ( 3.73m x 3.51m )

Window to front aspect, french doors into lounge and radiator.

### Snug

16' x 8' 7" ( 4.88m x 2.62m )

Off of the utility room, television point, window to front aspect and radiator.

## First Floor

### Landing

Loft access and airing cupboard.

### Bedroom 1

14' 7" x 11' 9" ( 4.45m x 3.58m )

Window to front aspect, radiator, air-con, television point and walk in wardrobe.

### En Suite

Window to front aspect, tiled throughout, shower cubicle, vanity unit and granite tops.

### Bedroom 2

20' 9" x 8' 3" ( 6.32m x 2.51m )

Window to front aspect, radiator and loft access.

### Bedroom 3

11' 6" x 9' 8" ( 3.51m x 2.95m )

Window to rear aspect and radiator.

### Bedroom 4

9' 8" x 9' 7" ( 2.95m x 2.92m )

Window to rear aspect and radiator.

### Bathroom

Window to side aspect, tiled throughout, bath and taps, shower cubicle, water closet, wash hand basin and heated towel rail.

### Outside

### Driveway

Paved driveway suitable for several vehicles.

### Rear Garden

Side access, patio and laid to lawn.



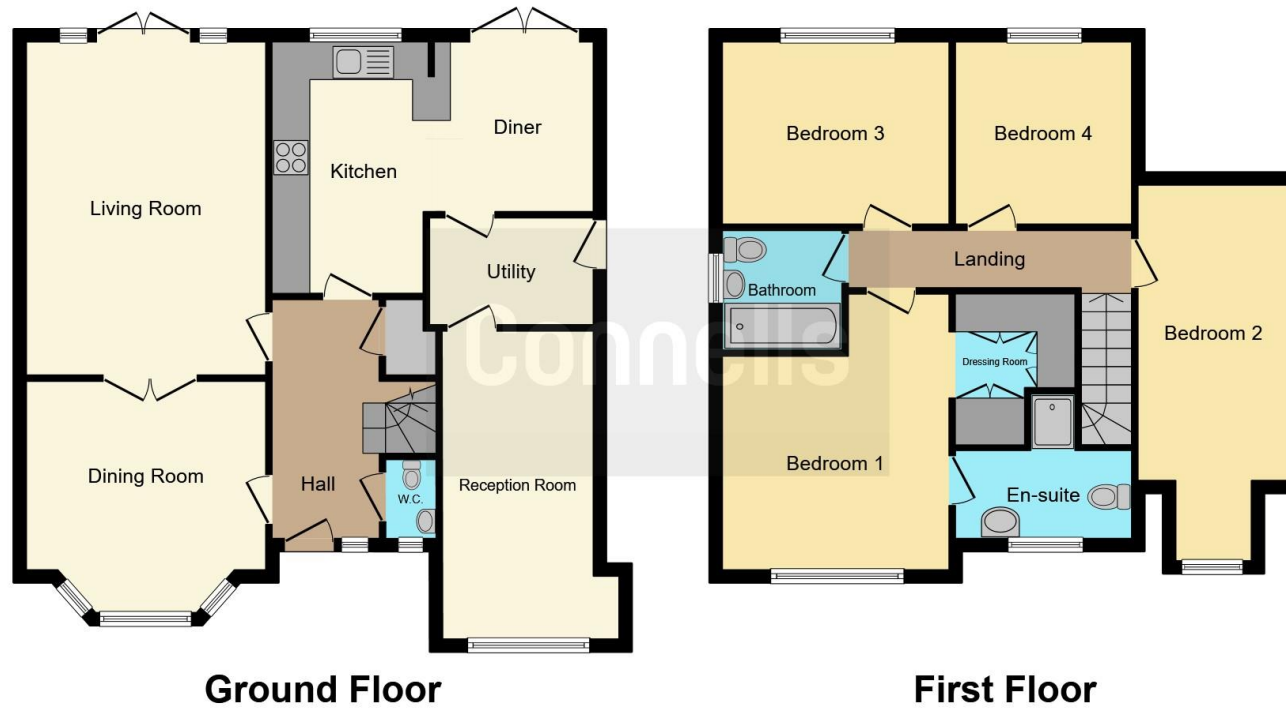












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/BUS307420](http://connells.co.uk/Property/BUS307420)**

Tenure: Freehold



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