



**Connells**

Clouston Avenue  
Bushey



## Property Description

Connells are delighted to bring this stunning, beautifully presented three bedroom apartment to the market that is situated in the highly sought after Squires Park Development in Bushey. This stylish ground floor property benefits from an expansive private rear garden surrounded by Green Belt countryside, while being close to the facilities and amenities of Bushey. The property is comprised of three double bedrooms with luxurious en-suites both off the master bedroom and second bedroom, and has a further bathroom and a utility room. The spacious lounge is semi open plan to a luxury kitchen with island unit ideal for entertaining.

Benefits include luxury fittings, under-floor heating and hardwood flooring throughout. The expansive private rear garden has a terrace area accessed from the living room. The property is also conveniently located with access to several transport links including Bushey Station that provides direct links into London as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within proximity. The bustling Bushey Village, Watford High Street and Shopping Centre are also just a short distance away providing numerous shops, amenities, eateries and entertainment and recreational facilities.

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

## Entrance Hall

Window to front aspect, storage cupboard, entry phone system, alarm system controls, under floor heating.

## Lounge

23' x 13' 6" ( 7.01m x 4.11m )

Door to garden, window to side aspect, under floor heating and air conditioning unit.

## Kitchen

14' 2" x 13' 6" ( 4.32m x 4.11m )

Luxury fitted kitchen comprising wall and base units, island unit, one bowl sink, electric hob, electric oven, combination; grill, oven and microwave, cookerhood, water softener, two fridge/freezers, dishwasher, spice rack, Quooker tap facility offering; still, sparkling and boiling taps.

## Utility Room

7' 8" x 6' 11" ( 2.34m x 2.11m )

Wall and base units, one bowl sink, washing machine, tumble dryer.

## Bedroom 1

15' 11" max x 15' 1" max ( 4.85m max x 4.60m max )

Window to rear aspect, under floor heating, electric blinds, air conditioning unit, television point and walk in wardrobe with clothes rail and drawer facilities.

## Ensuite

Wet room, shower, vanity unit and wash hand basin, WC, heated towel rail, fully tiled

## Bedroom 2

12' 7" x 10' 6" ( 3.84m x 3.20m )

Window to rear aspect, fitted wardrobes, television point and air conditioning unit.

## Ensuite

Window to rear aspect, vanity unit with wash hand basin, shower cubicle, WC, heated towel rail.

## Bedroom 3

12' 8" x 10' 5" ( 3.86m x 3.17m )

Window to front aspect, fitted wardrobes, under floor heating.

## Bathroom

Vanity unit with wash hand basin, bath with mixer taps and overhead hand held shower, WC, fully tiled.

## Outside

## Parking

Allocated parking spaces.

## Garden

Private rear garden with patios and laid to lawn, storage shed, south-east facing.

## Parking

There are two allocated parking space, as well disabled parking bays, visitor bays for guests and charging points for electric vehicles.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
BUSHEY WD23 3HD

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307395](http://connells.co.uk/Property/BUS307395)**

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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