



**Connells**

The Mead  
Watford



## Property Description

A high specification, two bedroom detached bungalow to the market that is situated on a sought after residential road in Carpenders Park. The property comprises of two double bedrooms, an expansive lounge/dining area with a contemporary open plan fitted kitchen as well as a modern family style bathroom and ensuite. The property benefits from being completely refurbished throughout with a landscaped rear garden with an outbuilding with electricity, as well as off street parking for 2 cars.

The ideal family home, there are a variety of well-regarded nurseries, primary schools and secondary schools within proximity as well as being a short walk away from several local shops and amenities. Watford High Street and shopping centre is only just being a short drive away, providing further amenities, eateries, entertainment and recreational facilities. The property is also conveniently situated with access to several transport links including Carpenders Park over-ground train station that provides direct links into Central London as well as access to the A41 and M1 and motorways.

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

## Entrance Hall

Door to side aspect, storage cupboard, radiator, access to boarded loft.

## Kitchen/Dining Area

21' 2" max x 10' 3" max ( 6.45m max x 3.12m max )

Contemporary fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, window to rear aspect, sink with drainer, integrated electric oven, integrated microwave, integrated electric hob with extractor fan, washing machine, dishwasher fridge/freezer, television point.

## Lounge

14' 1" x 12' 7" ( 4.29m x 3.84m )

Window to rear aspect, door to garden, television point.

## Bedroom 1

14' 8" x 8' 3" ( 4.47m x 2.51m )

Window to front aspect, built in wardrobe, radiator.

## En-Suite

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

## Bedroom 2

14' 8" x 8' 11" ( 4.47m x 2.72m )

Window to front aspect, fitted wardrobes, radiator.

## Bathroom

Shower cubicle, WC, vanity unit with wash hand basin, WC, heated towel rail, fully tiled.

## Outside

### Front Garden

Driveway for 2 cars.

### Rear Garden

Laid lawn, paved patio area, south facing.

## Outbuilding

15' 3" x 7' 9" ( 4.65m x 2.36m )

Door to side aspect, window to side aspect, electricity, megaflo boiler, insulated.









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: D**

**view this property online [connells.co.uk/Property/BUS307411](http://connells.co.uk/Property/BUS307411)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS307411 - 0007