



**Connells**

Bushey Hall Park Bushey Hall Drive  
Bushey



## Property Description

Connells are pleased to present this wonderful bright and airy Park Home to the market, located on Bushey Hall Park, Bushey Hall Drive. The site is available to over 50's only, meaning this is a very peaceful and tranquil development to live on. The property has been built to the highest of specifications, with a modern kitchen with fully integrated appliances, a modern bathroom suite, a large lounge and private garden area which benefits from artificial grass. The property is being sold with no upper chain.

Buyers should be aware of the following:

Over 50's  
Cash Buyers Only  
No Dogs  
Pitch Fee - £227 PCM

## Entrance Hall

Door to front aspect.

## Lounge

13' 5" x 9' 8" ( 4.09m x 2.95m )  
Window to rear aspect, radiator, door to garden and electric fire place.

## Kitchen

15' 11" x 9' 3" ( 4.85m x 2.82m )  
Wall and base units, work surfaces, window to front aspect, door to front aspect, washing/dryer, breakfast bar, cooker-hood, electric oven and gas hob.

## Bedroom 1

10' 3" x 9' 4" ( 3.12m x 2.84m )  
Window to front aspect, fitted wardrobe and radiator.

## Bedroom 2

7' 6" x 6' 11" ( 2.29m x 2.11m )  
Window to side aspect, fitted wardrobe and radiator.

## Bathroom

Vanity unit, window to rear aspect, bath with mixer taps, water closet and heated towel rail.

## Outside

## Parking

One allocated parking space.

## Garden

Private garden with artificial grass.

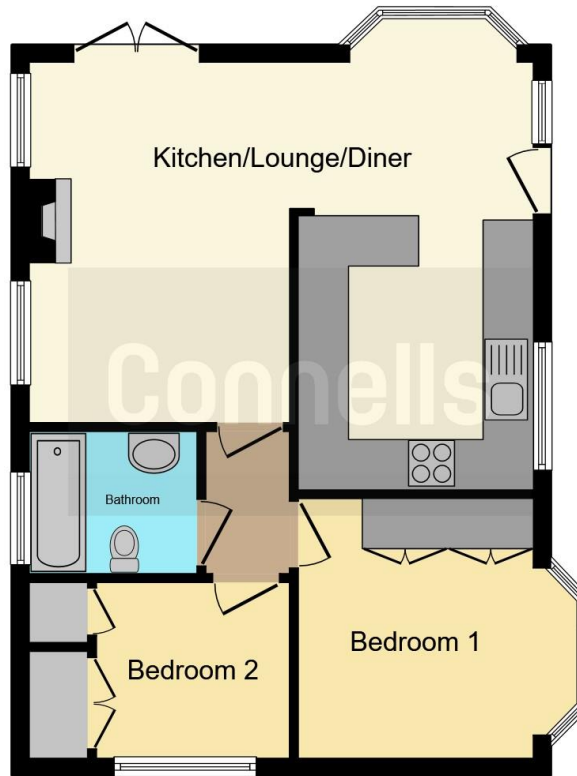
## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.









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)**

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**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/BUS307436](http://connells.co.uk/Property/BUS307436)**

We are currently awaiting Tenure details. 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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