



Connells
connells.co.uk 020 8950 4404
FOR SALE

Connells

Ash Hill Close
Bushey



Property Description

Connells are delighted to bring to the market this larger than average three bedroom end of terrace family home that is located in a sought after residential cul-de-sac in Bushey.

This property has a wonderful flow of natural light throughout and is comprised of three bedrooms, a spacious lounge, a downstairs shower room, utility room, a family sized kitchen, dining room and bathroom.

Benefits include a large well-presented rear garden, a garage, off street parking as well as the potential to extend (STPP) making it the ideal family home.

In addition to offering great potential this property is ideally located close to local Merry Hill Infant School and Nursery, Ashfield Junior School and St Margaret's Independent School as well as other primary schools, secondary schools and nurseries. This location also provides access to several transport links including Bushey Station that provides direct services into London Euston as well as easy access to the A41, M1 & M25 motorways. Bushey Heath and Bushey Village are also a short walk away which are full of many different shops and eateries. Watford Shopping Centre is also just a short drive away.

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

Ground Floor

Entrance Hall

Door to front aspect, stairs to landing and under stairs storage.

Shower Room

Window to side aspect, water closet, shower cubicle, vanity unit and heated towel rail.

Kitchen

11' 10" x 6' 11" (3.61m x 2.11m)

Window to front aspect, wall and base units, granite work surfaces, electric hob and oven, cooker-hood, wine cooler, integrated microwave, fridge, dishwasher, one bowl sink with drainer and boiler.

Lounge

18' x 11' (5.49m x 3.35m)

Window to side aspect, window to rear aspect, television point, radiator and stairs down to dining room area.

Dining Room

Irregular Shaped Room 14' 3" x 10' 10" (4.34m x 3.30m)

Window to rear aspect, window to side aspect, door to rear garden.

Utility Room

Window to side aspect, granite work surfaces, washing machine, tumble dryer, one bowl sink and drainer and fridge/freezer.

First Floor

Landing

Airing cupboard.

Bedroom 1

11' 1" max x 9' 6" (3.38m max x 2.90m)

Window to rear aspect, fitted wardrobes, radiator and loft access.

Bedroom 2

14' 2" x 8' 1" (4.32m x 2.46m)

Window to rear aspect and radiator.

Bedroom 3

8' 11" x 8' 1" (2.72m x 2.46m)

Window to front aspect and radiator.

Bathroom

Window to front aspect, heated towel rail, wash hand basin, water closet, bath with mixer taps and shower.

Outside

Front

Block paved driveway, side access and outside tap.

Garage

19' x 12' 5" (5.79m x 3.78m)

Garage with power, hot and cold water supply and heating.

Rear

Patio, laid to lawn and storage shed. Sun room with insulation and electricity.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/BUS307458



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