



**Connells**

Ivinghoe Road  
Bushey



## Property Description

Connells are delighted to bring this truly unique end of terrace home to the market that is situated on a sought after residential road in Bushey Heath. The property comprises of three reception rooms, four bedrooms as well as a large kitchen/diner with a separate utility room, a family style bathroom and shower room. The property benefits from off-street parking for three cars, a garage and a separate gym/garage. The property has a great-sized rear garden with a heated swimming pool which is perfect for families who love entertaining. In addition to this the property holds potential to extend (STPP).

The ideal family home, this property is conveniently located with access to several transport links including Bushey Station that provides direct services into London Euston as well as the A41, M1 and M25 motorways. There are a variety of excellent nurseries, primary schools and secondary schools within close proximity in addition to King George Recreation Grounds only being a few minutes' walk away.

The property is also close by to the vibrant Bushey Heath and Bushey Village which are full of many different shops and eateries. Watford high street, shopping centre and Radlett are also just a short drive away providing further shops, eateries, amenities, recreational and entertainment facilities.

Viewing is highly recommended.

For more information or to arrange a viewing, please call Connells today.

## First Floor

### Entrance Hall

Door to front, storage cupboard, boiler cupboard.

### Shower Room

Window to side aspect, shower cubicle, water closet, vanity unit, tiled.

### Lounge

14' x 11' 1" ( 4.27m x 3.38m )

Window to rear aspect, television point.

### Reception Room 2

13' 7" x 11' 8" ( 4.14m x 3.56m )

Window to front aspect, television point.

### Bedroom 4 / Office

10' 11" x 7' 8" ( 3.33m x 2.34m )

Window to side aspect, radiator.

### Kitchen/Diner

17' 5" x 14' ( 5.31m x 4.27m )

Window to rear aspect, dishwasher, gas hob, electric oven, 1.5 bowl sink and drainer, cooker hood, 2 x fridge.

### Utility Room

8' 5" x 5' 10" ( 2.57m x 1.78m )

Door to garden, washing machine, dryer.

## Ground Floor

### Playroom

16' 1" x 11' 5" ( 4.90m x 3.48m )

Radiator.

### Bedroom 1

13' 11" x 8' 11" ( 4.24m x 2.72m )

Window to rear aspect, fitted wardrobe.

### Bedroom 2

10' 2" x 8' 6" ( 3.10m x 2.59m )

Window to rear aspect, fitted wardrobe.

### Bedroom 3

9' 11" x 7' 3" ( 3.02m x 2.21m )

Window to rear aspect, fitted wardrobe.

## Bathroom

Bath and mixer taps and overhead shower, vanity unit, water closet, tiled.

## Outside

### Garage / Gym

22' 10" x 11' 2" ( 6.96m x 3.40m )

Up and over doors, lighting.

### Garage

17' 8" x 8' 4" ( 5.38m x 2.54m )

Up and over doors.

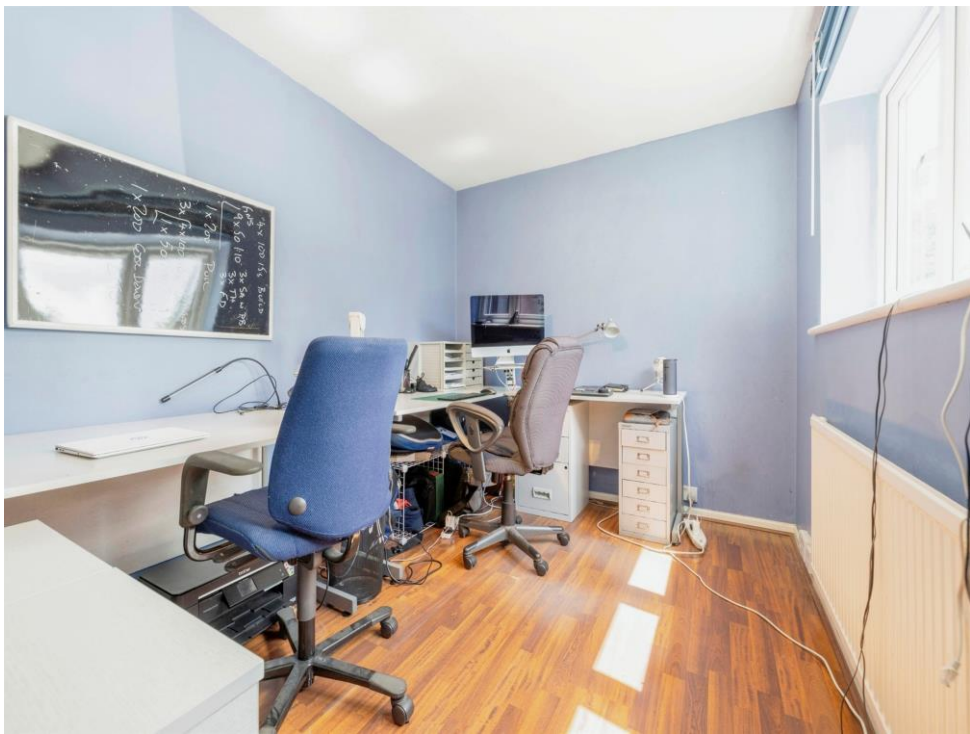
## Parking

Block paved driveway for 3 cars.

## Rear Garden

Patio, laid lawn, swimming pool, storage shed.









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

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86 High Street  
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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS307474](http://connells.co.uk/Property/BUS307474)**



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