



Connells

Melbourne Road  
Bushey





## Property Description

Connells are delighted to bring this well-presented semi-detached house to the market that is situated in the sought after area of Bushey Village. The property comprises of an extended living space, four bedrooms, a fitted kitchen, and three bathrooms. The property also benefits from a rear garden that is ideal for outdoor dining, with a separate garage accessed from the rear.

The ideal family home, this property is conveniently located with easy access to several transport links including Bushey station that has direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within close proximity.

The vibrant Bushey High Street and Bushey Village are within walking distance which are full of many different shops and eateries. Watford Shopping Centre is also just a short drive away providing many entertainment and recreational facilities.

Viewing is highly recommended.

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

## Ground Floor

### Entrance Porch

Door to front, window to front and side aspect.

### Entrance Hall

Door to front aspect and stairs to landing.

### Shower Room

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

### Reception Room 1

22' max x 17' 9" max ( 6.71m max x 5.41m max )

Window to rear aspect and radiator.

### Reception Room 2

12' 3" max x 10' 11" into bay ( 3.73m max x 3.33m into bay )

Window to front aspect and radiator.

### Snug

11' 3" x 9' ( 3.43m x 2.74m )

Window to side aspect and door to garden.

### Kitchen

24' 8" max x 8' 9" max ( 7.52m max x 2.67m max )

Wall and base units, range master cooker, cooker-hood, work surfaces, one bowl sink with drainer.

## Utility Room

4' 9" x 4' 5" ( 1.45m x 1.35m )

Door to side aspect, plumbing for a washing machine, fridge/freezer and boiler house.

## First Floor

### Landing

Stairs up from entrance hall, loft access which we have been advised is boarded.

### Bedroom 1

23' 10" into bay x 8' 9" max ( 7.26m into bay x 2.67m max )

Dual aspect window to front and rear, built in wardrobe and radiator.

### Ensuite

Shower cubicle, partially tiled, heated towel rail, water closet, vanity unit and window to rear aspect.

### Bedroom 2

13' 1" x 9' 10" max ( 3.99m x 3.00m max )

Window to front aspect and radiator.

### Bedroom 3

12' 6" x 9' 5" ( 3.81m x 2.87m )

Window to rear aspect and radiator.

### Bedroom 4

7' 2" x 6' 5" ( 2.18m x 1.96m )

Window to front aspect and radiator.

### Bathroom

Window to rear aspect, bath, shower cubicle, water closet, radiator and tiled throughout.

## Outside

### Front

Shrubs and off road parking for one vehicle.

### Rear

Access to the garage, patio area and side access.















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/BUS303753](http://connells.co.uk/Property/BUS303753)**



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