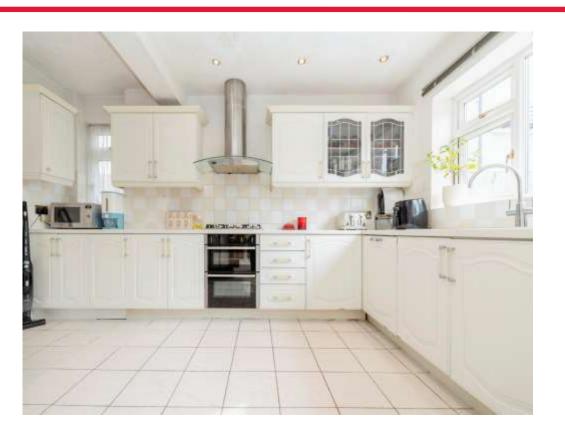


Little Bushey Lane BUSHEY

Connells

Little Bushey Lane BUSHEY WD23 4RA





Property Description

Connells are pleased to bring this rarely available, attractive, detached family home to the market that is situated on a sought after residential road in Bushey Heath. The property comprises of a large reception room/dining area, fitted kitchen, an additional reception room, downstairs WC, four goodsized bedrooms, one with an en-suite, as well as a family style bathroom. Benefits include an easily maintainable rear garden ideal for outdoor dining and entertaining and a large paved driveway to the front. The property further benefits from a large garden cabin with power, lighting and aircon, currently used as a gym.

The ideal family home, this property is conveniently located with easy access to several transports links including Bushey Station that has direct links into London Euston as well as the A41, M25 and M1 motorways. There a variety of well-regarded nurseries, primary schools and secondary schools within close proximity. The vibrant Bushey high street is just a short distance away providing many different shops and eateries. Watford High Street and Shopping Centre is also just a short drive away, providing further eateries, amenities, entertainment and recreational facilities.

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

Entrance Hall

Understairs storage cupboard, radiator.

Cloakroom

Window to side aspect, wash hand basin, WC, radiator

Lounge

13' 5" max x 12' 11" (4.09m max x 3.94m) Window to front aspect, radiator

Dining Room

12' 5" x 10' 5" (3.78m x 3.17m) Radiator.

Tv Room

10' 5" x 9' (3.17m x 2.74m) Door to garden, television point.

Kitchen

18' 6" max x 9' 4" (5.64m max x 2.84m)

Window to rear aspect, window to side aspect, fitted kitchen with wall and base units, one and a half bowl sink with drainer, gas hob, electric oven, cookerhood, washing machine, fridge/freezer, boiler.

First Floor Landing

Window to side aspect.

Bedroom 1

15' 8" x 9' into bay (4.78m x 2.74m into bay) Window to rear aspect, fitted wardrobe, power, lighting, air conditioning.

En Suite

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

Bedroom 2

12' 6" into bay x 10' 11" max (3.81m into bay x 3.33m max) Window to front aspect, fitted wardrobe, radiator.

Bedroom 3

13' into bay x 12' 5" (3.96m into bay x 3.78m)Window to side aspect, fitted wardrobe, radiator.

Bedroom 4

8' 6" x 7' 5" (2.59m x 2.26m) Window to side aspect, radiator, loft access.

Bathroom

Window to front aspect, bath with mixer taps, vanity unit with wash hand basin, WC, heated towel rail, tiled.

Outside

Driveway Paved driveway with off street parking.

Rear Garden Patio and laid to lawn, storage shed.

Outbuilding Door to side aspect, window to side aspect,

















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TOTAL: 128.3 m² (1,381 sq.ft.)

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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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86 High Street BUSHEY WD23 3HD

EPC Rating: D

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.

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