



**Connells**

Robin Hood Drive  
Bushey



## Property Description

Connells are delighted to welcome Robin Hood Drive to the market, a well presented three bedroom semi-detached family home. Situated in North Bushey, closely located to the M1 which provides excellent access to London. Bushey is a highly regarded town with many local amenities and excellent schooling. Watford town centre is nearby with its shopping, entertainment facilities and excellent transport links.

Upon entering the home on the ground floor you're welcomed through the entrance porch into the hallway. As you continue through there is a kitchen, a lounge, conservatory and utility room, an ideal layout for a family home. On the first floor there are three well proportioned bedrooms and a bathroom.

Outside the home there is a large rear garden, which comprises of patio and laid to lawn. Making it the perfect space for outdoor dining and entertainment. To the front of the home there is a paved driveway suitable for approximately three/four vehicles,

An internal viewing comes highly recommended, contact Connells today!

## Entrance Porch

Door to front aspect, window to front aspect, window to side aspect, radiator.

## Entrance Hall

Understairs storage cupboard, radiator.

## Lounge

13' 10" x 11' 11" ( 4.22m x 3.63m )

Television point, radiator, door to conservatory.

## Kitchen

15' 6" x 10' ( 4.72m x 3.05m )

Window to front aspect, window to side aspect, fitted kitchen with wall and base units, one bowl sink, electric oven, gas hob, dishwasher.

## Utility Room

9' 11" x 4' 4" ( 3.02m x 1.32m )

Door to garden, window to rear aspect, washing machine, ridge/freezer, dishwasher.

## Conservatory

10' 11" x 10' 9" ( 3.33m x 3.28m )

Door to garden, windows to rear aspect, windows to side aspect, radiator.

## First Floor Landing

Window to front aspect.

### Bedroom 1

13' 5" x 10' 5" ( 4.09m x 3.17m )

Window to rear aspect, fitted wardrobe, radiator.

### Bedroom 2

13' 4" into wardrobe x 10' 5" max ( 4.06m into wardrobe x 3.17m max )

Window to rear aspect, built in wardrobe, radiator, television point.

### Bedroom 3

9' 10" x 6' 11" ( 3.00m x 2.11m )

Window to front aspect, fitted wardrobe, radiator, television point.

### Bathroom

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

### Outside

#### Front Garden

Block paved driveway for 3/4 cars.

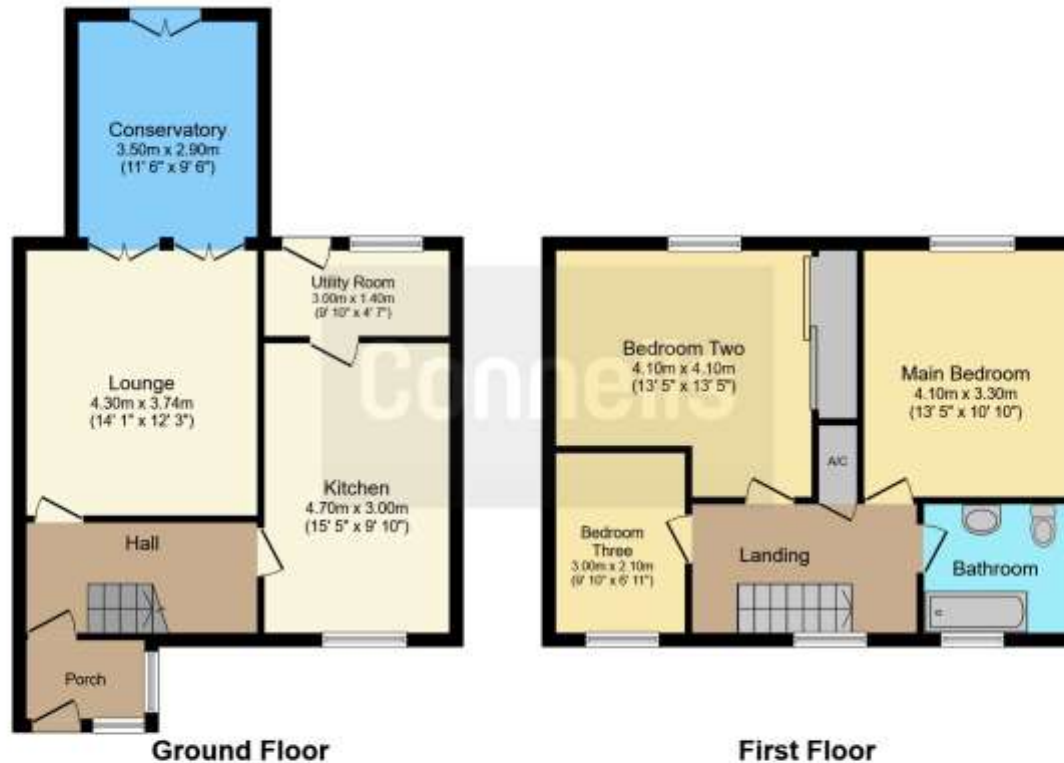
#### Rear Garden

Patio and laid to lawn, side access.









**TOTAL: 107.1 m<sup>2</sup> (1,153 sq.ft.)**

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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**EPC Rating: D**

**view this property online [connells.co.uk/Property/BUS306527](http://connells.co.uk/Property/BUS306527)**

Tenure: Freehold



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