



**Connells**  
connells.co.uk 020 8950 4404  
**FOR SALE**

**Connells**

Ashfield Avenue  
Bushey





## Property Description

Connells are delighted to bring to the market this larger than average three bedroom semi-detached family home that is located in a sought after residential road in Bushey.

This property has a wonderful flow of natural light throughout and is comprised of three bedrooms, a spacious lounge/diner, a downstairs WC, a family sized kitchen and bathroom.

Benefits include a large well-presented rear garden, off street parking as well as the potential for renovations and refurbishment (STPP) making it the ideal family home. Alongside being sold with no onward chain.

In addition to offering great potential this property is ideally located close to local Merry Hill Infant School and Nursery and

St Margaret's secondary 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, window to side aspect, under stairs storage and radiator.

### Cloakroom

Window to side aspect, water closet and wash hand basin,

### Lounge

23' 2" MAX x 11' MAX ( 7.06m MAX x 3.35m MAX )

Window to front aspect, television point and radiator.

### Kitchen

8' 9" x 6' 2" ( 2.67m x 1.88m )

Window to rear aspect, work surfaces, wall and base units, one and a half bowl sink with drainer, gas oven and hob, door to rear garden, under counter fridge and freezer, plumbing for a washing machine.

## First Floor

### Landing

Window to side aspect and loft access.

### Bedroom 1

11' 10" MAX x 11' 1" MAX ( 3.61m MAX x

3.38m MAX )

Window to front aspect and radiator.

## Bedroom 2

11' 10" x 10' 10" MAX ( 3.61m x 3.30m MAX )

Window to rear aspect and radiator.

## Bedroom 3

8' 8" MAX x 6' MAX ( 2.64m MAX x 1.83m MAX )

Window to front and side aspect, fitted wardrobe and radiator.

## Bathroom

Window to rear aspect, partially tiled, water closet, bath with mixer taps, heated towel rail, wash hand basin and boiler cupboard.

## Outside

## Front

Driveway and side access.

## Rear

Patio, laid to lawn, side access and storage shed.



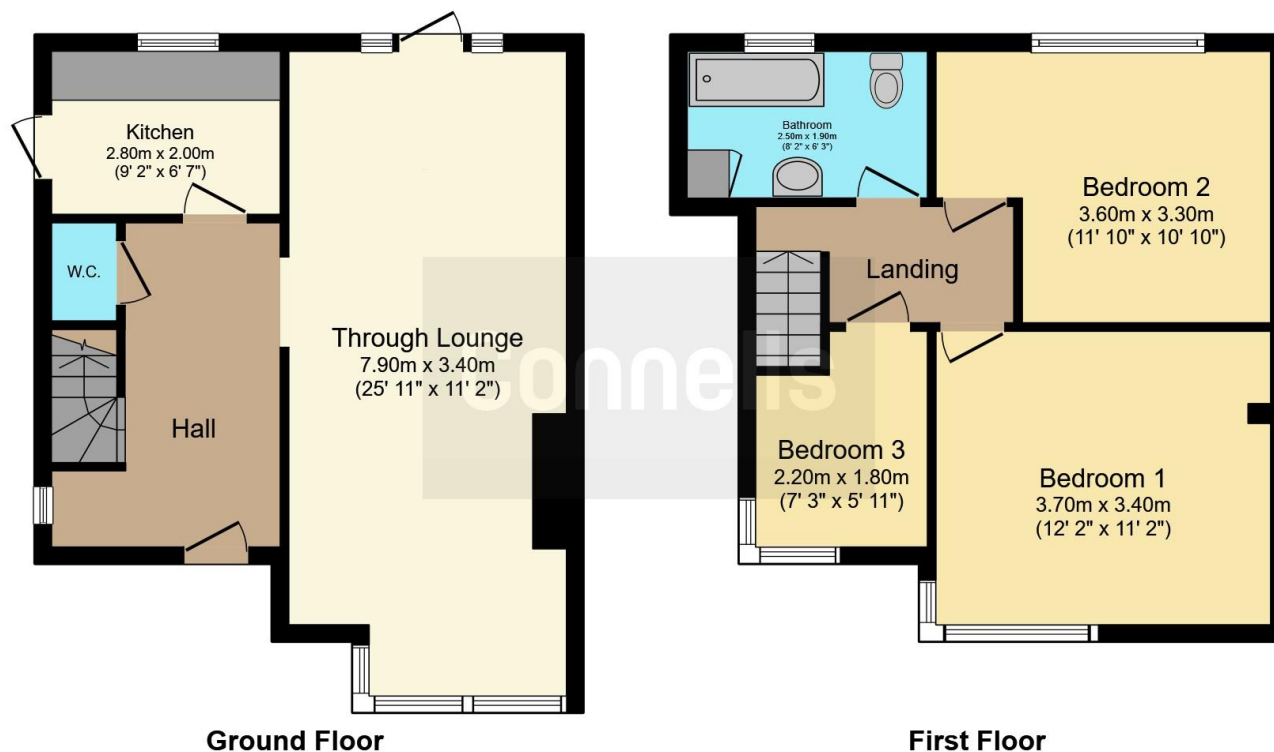












**TOTAL: 87.3 m<sup>2</sup> (940 sq.ft.)**

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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86 High Street  
 BUSHEY WD23 3HD

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BUS307440](http://connells.co.uk/Property/BUS307440)



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.

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