



**Connells**

Merry Hill Road  
Bushey



# Merry Hill Road Bushey WD23 1DF

for sale offers in excess of  
**£650,000**



## Property Description

Connells are delighted to bring to the market, this larger than average three bedroom semi-detached family home, that is located in the heart of Merry Hill, Bushey. The property comprises of three sizeable rooms, a fitted kitchen, two/three reception rooms and a family bathroom suite.

The property also benefits from a utility room, cloakroom, potential to extend subject to planning permission, views overlooking the neighbouring field and a driveway for several vehicles.

In addition to offering great potential this property is ideally located close to local Merry Hill Infant School and Nursery, Ashfield Junior School and St Margaret's Independent 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, under stairs storage and radiator.

### Cloakroom

Water closet, wash hand basin and radiator.

### Lounge

12' 2" INTO BAY x 10' 11" ( 3.71m INTO BAY x 3.33m )

Window to front aspect, open fire place, radiator and television point.

### Dining Room

12' 5" x 10' 11" MAX ( 3.78m x 3.33m MAX )

Radiator.

### Reception Room 2

12' 11" x 9' 9" ( 3.94m x 2.97m )

Window to side and rear, door to rear garden, bi-folding doors to rear and skylight,

### Kitchen

13' MAX x 9' MAX ( 3.96m MAX x 2.74m MAX )

L-Shaped room, door to rear garden, window rear aspect, wall and base units, work surfaces, one and a half bowl sink with drainer, free standing Smeg Range cooker, plumbing for a washing machine, plumbing for dishwasher.

## Utility Room

14' 6" x 5' 7" ( 4.42m x 1.70m )

Window to front aspect, door to front aspect, wall and base units, boiler house, plumbing for a washing machine and radiator.

## First Floor

### Landing

Loft access which has been partially boarded.

### Bedroom 1

12' 6" INTO WARDROBE x 10' 6" MAX ( 3.81m INTO WARDROBE x 3.20m MAX )

Window to rear aspect, built in wardrobe and radiator.

### Bedroom 2

11' 5" MAX x 11' 1" MAX ( 3.48m MAX x 3.38m MAX )

L shaped room, window to front aspect, fitted wardrobe and radiator.

### Bedroom 3

Irregular Shaped Room 8' 11" MAX x 7' 5" MAX ( 2.72m MAX x 2.26m )

Window to front aspect and radiator.

## Bathroom

Window to rear aspect, tiled throughout, vanity unit, shower cubicle, bath with mixer taps, water closet and heated towel rail.

## Outside

### Front

Paved driveway for several vehicles, outside cold tap and security lights.

### Rear

Split level garden, decking with stairs leading to laid to lawn. Outside tap offering hot and cold water, security lights and side access.

### Heating

There are two thermostats for the property, one is located upstairs and the second downstairs with separate controls.

### Outbuilding

20' 6" MAX x 9' 8" ( 6.25m MAX x 2.95m )

Window to front and rear aspect, door to front aspect, electric and lighting.















**TOTAL: 129.9 m<sup>2</sup> (1,399 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

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

**EPC Rating: E**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BUS307588](http://connells.co.uk/Property/BUS307588)



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS307588 - 0005