



Connells

Sparrows Herne
Bushey

Sparrows Herne Bushey WD23 1AD

for sale offers in excess of
£400,000



Property Description

Connells are delighted to welcome Sparrows Herne to the market, located equidistant between sought after Bushey Heath and Bushey Village. Comprising of two bedrooms, one bathroom, a fitted kitchen and off-street parking.

Further benefits include undergoing recent refurbishment throughout, still in-keeping with the character of the home. Off street parking for one vehicle and a out-building in the garden which is currently used as an office.

In addition to offering great potential this property is ideally located next to S.Hilda's Infant School, 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 Porch

Door to front aspect.

Lounge

17' 4" MAX x 10' 2" MAX (5.28m MAX x 3.10m MAX)

Window to front aspect, radiator, under stairs storage and television point.

Kitchen

10' 2" x 9' 6" (3.10m x 2.90m)

Window to rear aspect, wall and base units, work surfaces, electric oven and hob, cooker-hood, one bowl sink with drainer, microwave, washing machine, dishwasher and radiator.

Bathroom

Downstairs bathroom: Partially tiled throughout, water closet, vanity unit, bath with mixer taps and heated towel rail.

First Floor

Bedroom 1

12' MAX x 9' 10" MAX (3.66m MAX x 3.00m MAX)

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

Bedroom 2

10' 2" x 9' 10" (3.10m x 3.00m)

Window to rear aspect, radiator and built in wardrobe.

Outside

Front

Off-street parking for approximately one vehicle.

Rear

Patio, laid to lawn and outbuilding.

Outbuilding

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









TOTAL: 55.8 m² (600 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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/BUS307681



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