



Connells

Claybury  
Bushey



## Property Description

Connells are pleased to bring this extended three bedroom, mid-terraced house to the market that is situated on a quiet cul-de-sac road in Bushey. The property is comprised of three sizeable bedrooms, a family sized bathroom, large reception room, conservatory and a fitted kitchen as well as having a wonderful natural flow of light throughout the property that complements the modest decoration. Further benefits include a cloakroom, built in wardrobes in all the bedrooms, ample storage space throughout the property, a separate utility room, a garage in block, as well as a well-maintained rear garden making this property ideal for families and downsizers.

There are a variety of nurseries, primary schools and secondary schools within close proximity of the property as well as being conveniently located with access to several transport links including Bushey Station that provides direct services into London Euston as well as easy access to the A41, M1 and M25 motorways. The property is also close by to the vibrant Bushey Heath and Bushey Village which is full of many different shops and eateries. Watford high street is just a short drive away providing numerous recreational and entertainment facilities.

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

## Entrance Hall

Door to side aspect, radiator, storage cupboard.

## Cloakroom

Window to front and side aspect, wash hand basin, low flush WC, radiator, tiled flooring.

## Lounge

23' 10" MAX x 18' 5" MAX ( 7.26m MAX x 5.61m MAX )

Window to front aspect, L-shaped room, feature fireplace, television point, radiators, stairs to first floor landing, under-stairs storage, opening into the conservatory.

## Conservatory/Dining Room

15' 2" x 7' 1" ( 4.62m x 2.16m )

French doors to rear aspect, windows to rear aspect, radiators, door to utility room.

## Kitchen

11' 1" x 9' 2" ( 3.38m x 2.79m )

Fitted kitchen comprised of wall and base unit with work surfaces and tiling to complement, stainless steel one bowl sink with drainer, electric oven, electric hob, fridge freezer, tiled flooring, opening towards the dining room.

## Utility Room

Washing machine and tumble dryer, radiator, tiled flooring.

## First Floor Landing

Stairs from lounge, loft access.

## Bedroom One

12' 6" x 11' 1" ( 3.81m x 3.38m )

Window to front aspect, fitted wardrobes, radiator.

## Bedroom Two

12' 4" x 9' 5" ( 3.76m x 2.87m )

Window to rear aspect, built in wardrobe, fitted wardrobe, shower cubicle, radiator, storage cupboard with new boiler.

## Bedroom Three

9' 2" MAX x 7' 3" MAX ( 2.79m MAX x 2.21m MAX )

Window to front aspect, fitted wardrobe, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps, vanity unit with wash hand, low flush WC , heated towel radiator, tiled flooring.

## Outside

### Front Garden

Mature planted front garden, stairs to front door.

### Rear Garden

Patio area, laid to lawn with a range of mature plants and shrubs, storage shed, gate to side access.

## Garage

Garage in block with up and over door.

## Agent Note

We are advised that the property has had previous movement which has been remedied. Confirmation of warranties or guarantees in this respect can be requested during the conveyancing stage for inspection.

The seller has disclosed that asbestos exists within the garage building. We ask you consider any associated cost to removal before proceeding to view.









**TOTAL: 100.4 m<sup>2</sup> (1,081 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: C**

**view this property online [connells.co.uk/Property/BUS307729](http://connells.co.uk/Property/BUS307729)**

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.

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