



Connells

Lea Close
Bushey



Property Description

Connells are delighted to bring this well-presented end terrace house to the market that is situated in a sought after area of Bushey Village.

Comprising of three generous sized bedrooms, a family bathroom suite, open plan kitchen living and a reception room. Further benefits include recent renovations throughout, a landscaped rear garden and no onward chain.

Lea Close has an enclosed rear garden that is ideal for outdoor dining and entertainment purposes, on street parking with the potential to add a driveway subject to planning permission.

The ideal family home, this property is conveniently located with easy access to several transport links including Bushey station that has direct links into London Euston as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within close proximity.

The vibrant Bushey High Street and Bushey Village are within walking distance which are full of many different shops and eateries. Watford Shopping Centre is also just a short drive away.

Entrance Hall

Door to front aspect, understairs storage, radiator.

Lounge

16' 8" max x 12' 6" max (5.08m max x 3.81m max)

Door to rear garden, window to rear aspect, large storage cupboard, radiator.

Kitchen

9' 10" x 9' 2" (3.00m x 2.79m)

Window to front aspect, fitted kitchen with wall and base units, one bowl sink with drainer, electric oven, electric hob, cookerhood, dishwasher, fridge/freezer.

First Floor Landing

Access to loft.

Bedroom 1

16' 6" max x 9' 2" max (5.03m max x 2.79m max)

Window to rear aspect, radiator.

Bedroom 2

8' 5" x 7' 3" (2.57m x 2.21m)

Window to rear aspect, radiator.

Bedroom 3

9' 11" x 6' 2" (3.02m x 1.88m)

Window to front aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps, vanity unit with wash hand basin, tiled.

Separate Wc

Window to front aspect, WC.

Outside

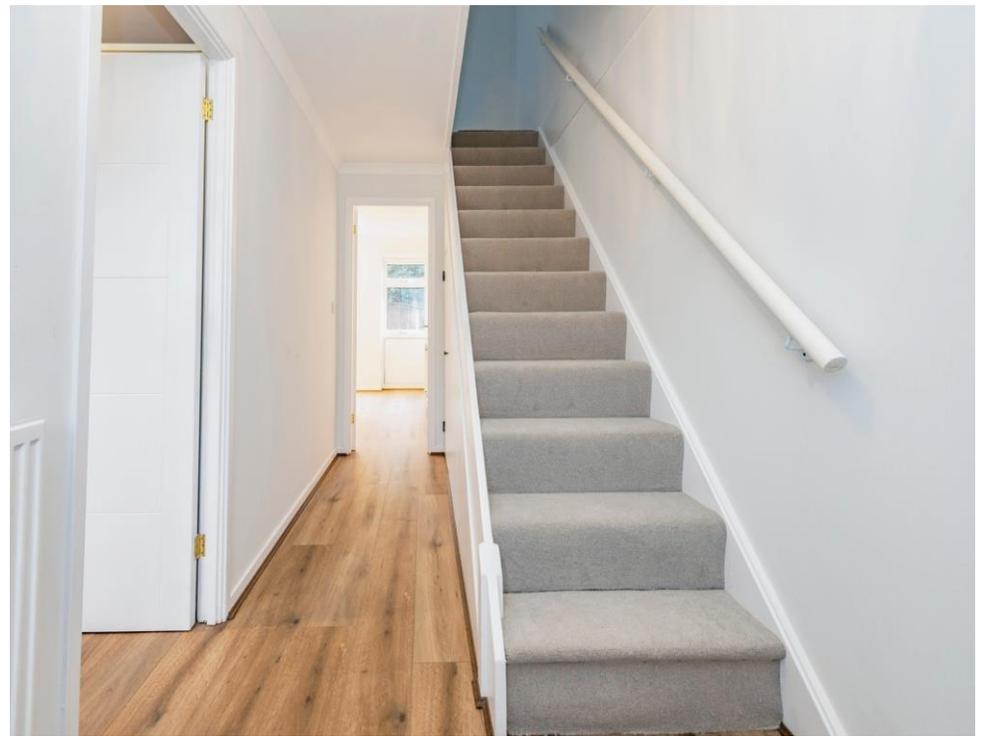
Front

Path to front door and side access to rear garden.

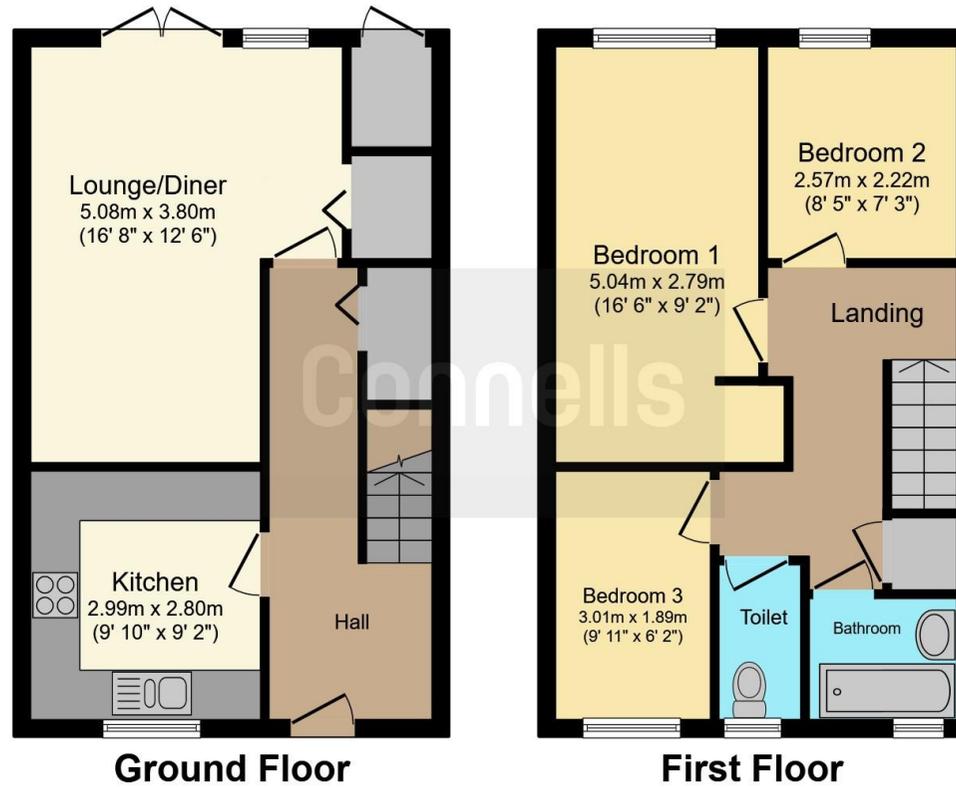
Rear Garden

Patio and laid to lawn. South east facing.









Total floor area 79.7 m² (858 sq.ft.) approx

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

T 020 8950 4404
E bushey@connells.co.uk

86 High Street
 BUSHEY WD23 3HD

EPC Rating: C

view this property online connells.co.uk/Property/BUS307668

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.

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUS307668 - 0004