



Connells

Mendip Road
Bushey



Property Description

Connells are delighted to bring this three bedroom, terraced house to the market that is situated on a quiet cul-de-sac in Bushey Village. This property comprises of three well proportioned bedrooms, a large lounge, dining room, a fitted kitchen as well as a family bathroom. This property also benefits from extending living space, potential to add off street parking STPP and a private rear garden that could be ideal for outdoor dining and entertainment.

Ideal for first time buyers, this property is conveniently located with access to several transport links including Bushey Station that provides direct links into London as well as the A41, M1 & M25 motorways. The property is also within walking distance to King George Recreational Ground and the bustling Bushey Village and High Street that provides numerous eateries and amenities. Watford High Street and Shopping Centre are also just a short drive away.

Viewing is highly recommended.

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

Ground Floor

Entrance Hall

Door and window to front aspect, storage facilities and radiator.

Lounge

18' 10" x 13' 11" max (5.74m x 4.24m max)
Window to front aspect and radiator.

Dining Room

12' 1" x 9' 11" (3.68m x 3.02m)
Sliding door to garden.

Kitchen

9' 11" x 9' 6" (3.02m x 2.90m)
Wall and base units, work surfaces, gas hob, cooker-hood, one bowl sink with drainer, plumbing for a washing machine and dishwasher, space for fridge/freezer.

Conservatory

9' 3" x 6' 8" (2.82m x 2.03m)
Door to rear garden, windows to rear aspect.

First Floor

Landing

Window to rear aspect.

Bedroom 1

10' 7" x 9' 11" (3.23m x 3.02m)
Window to front aspect, built in wardrobe and radiator.

Bedroom 2

13' 3" x 9' 8" (4.04m x 2.95m)
Window to front aspect, airing cupboard, and radiator.

Bedroom 3

8' 7" x 7' 5" (2.62m x 2.26m)

Window to rear aspect, built in wardrobe and radiator.

Bathroom

Separate room for water closet. Shower cubicle, window to rear aspect, wash hand basin and radiator,

Outside

Front

Laid to lawn,

Rear

Patio and laid to lawn.









Total floor area 103.1 m² (1,110 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

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86 High Street
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EPC Rating: D Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BUS306113



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.

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