



Chalk Hill Watford WD19 4BU

for sale offers in excess of
£260,000



Property Description

Connells are pleased to bring this first floor maisonette to the market that is situated within walking distance from Bushey Station. This property is in good condition throughout and comprises of one double bedroom, a good sized reception room, a fitted kitchen and family style bathroom. To the rear of the property there is a generous size communal garden, ideal for outdoor dining and entertainment purposes.

Ideal for investors and first time buyers this property is conveniently located with excellent access to transport links including Bushey Station that provides direct links into London Euston within 20 minutes as well as the A41 and M1 motorways. There are a variety of local shops and amenities within proximity as well as Watford High Street and Shopping Centre being a short distance away.

Viewing is highly recommended.

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

Entrance Hall

Door to side aspect.

Open Plan Living

17' 11" MAX x 12' 8" MAX (5.46m MAX x 3.86m MAX)

Window to front aspect, television point, storage cupboard and radiator.

Kitchen

Wall and base units, work surfaces, one bowl sink with drainer, dishwasher, electric oven and hob, cooker-hood, plumbing for a washing machine and fridge/freezer.

Bedroom 1

13' MAX x 7' MAX (3.96m MAX x 2.13m MAX)

Window to rear aspect and radiator.

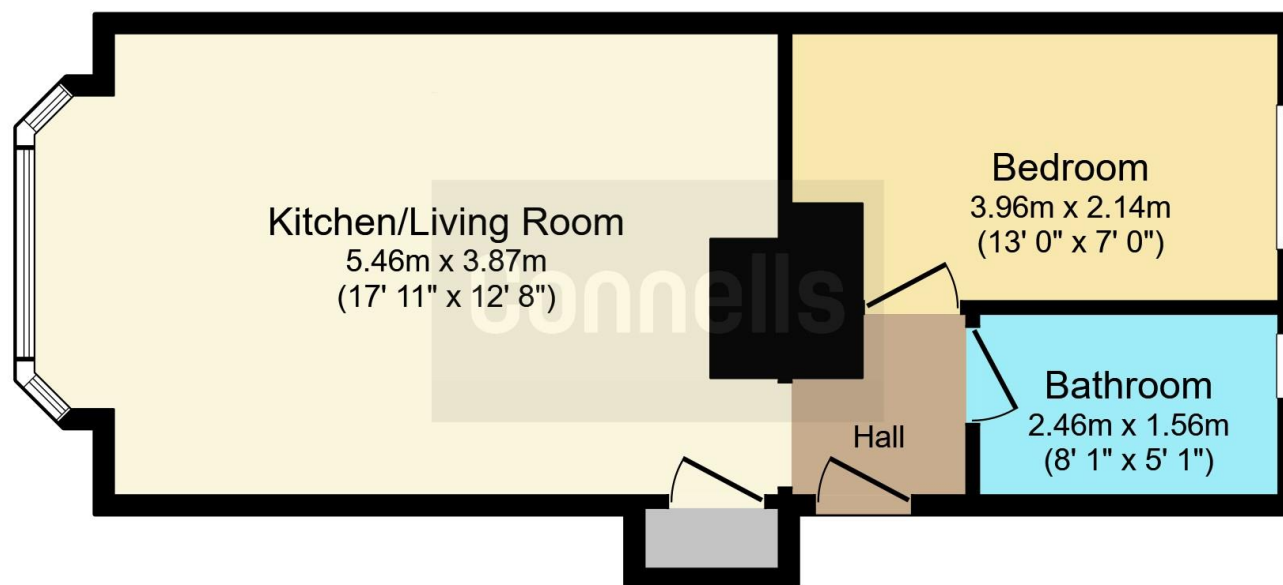
Bathroom

Window to rear aspect, tiled throughout, water closet, bath with mixer taps and overhead shower, vanity unit and boiler.









Total floor area 38.6 m² (416 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
 BUSHEY WD23 3HD

EPC Rating: C Council Tax
 Band: B

Service Charge: 840.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS306824

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: BUS306824 - 0007