



Connells

Bournehall Avenue
Bushey



Property Description

Connells are delighted to present this eco-friendly semi-detached family home to the market. The property comprises of four bedrooms, a fitted kitchen, utility room, downstairs WC, two reception rooms and family shower room. Further benefits include a large paved driveway for numerous cars with an EV charging point, as well as a good sized rear garden with a patio area that is perfect for outdoor dining and entertaining.

This well-presented, energy efficient family home, additionally benefits from solar panels, an air source heat pump, 20Kw of battery storage and a Zappi 2 car charger, which makes running costs extremely low. In addition, the current owners receive over £700/annum revenue from solar generation.

As well as offering many advantages, this property is situated in a well-regarded area in Bushey with a variety of nurseries, primary schools and secondary schools within close proximity. The property is also conveniently located with access to the A41, M1 & M25 motorways. Bushey Village and Watford high street are also just a short drive away providing numerous recreational and entertainment facilities, as well as many different shops and eateries.

Entrance Hall

Door to front aspect, radiator.

Cloakroom

Window to side aspect, wash hand basin,

WC, extractor fan.

Dining Room

14' max x 11' 11" (4.27m max x 3.63m)

Window to front aspect, radiator.

Kitchen

19' x 9' 6" (5.79m x 2.90m)

Window to side aspect, fitted kitchen with wall and base units, work surfaces, one bowl sink with drainer, tiled splashback, electric oven, electric hob, dishwasher, cookerhood, breakfast bar.

Lounge

17' x 12' 11" (5.18m x 3.94m)

Door to side aspect, window to rear aspect, radiator, television point, underfloor heating.

Utility Room

8' x 5' 11" (2.44m x 1.80m)

Window to front aspect, window to rear aspect, washing machine, tumble dryer.

First Floor Landing

Window to side aspect.

Bedroom 1

12' 1" x 10' 10" max (3.68m x 3.30m max)

Two windows to front aspect, built in wardrobes, radiator.

Bedroom 2

12' 2" x 9' 6" max (3.71m x 2.90m max)

Window to rear aspect, radiator.

Bedroom 4

7' 11" x 5' 11" (2.41m x 1.80m)

Window to front aspect, radiator.

Bathroom

Window to rear aspect, walk in shower, wash hand basin, WC, heated towel rail, tiled, underfloor heating.

Second Floor

Bedroom 3

14' max x 10' 8" (4.27m max x 3.25m)

Two skylight windows, radiator.

Outside

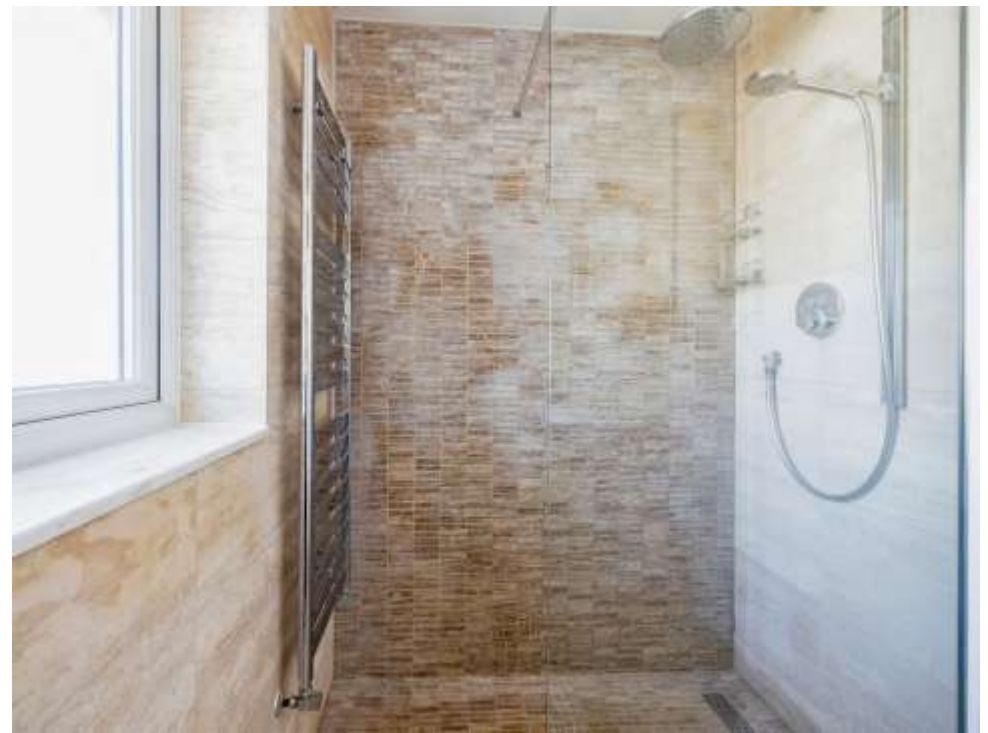
Front

Paved driveway for numerous cars, EV charging point.

Rear Garden

North-west facing, patio, laid to lawn, shed, Masonry bbq









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

Tenure: Freehold

view this property online connells.co.uk/Property/BUS307494



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: BUS307494 - 0006