



**Connells**

Cotswold Avenue  
Bushey

Cotswold Avenue  
Bushey WD23 4QJ

for sale offers in excess of  
**£800,000**



## Property Description

Connells are pleased to bring this well presented extended, four bedroom detached bungalow to the market that is situated on a sought after residential road in Bushey. The property comprises of a two reception rooms, a well appointed kitchen, four well proportioned bedrooms and a modern family style bathroom. Benefits include a new boiler (1 year old), an en-suite bathroom, conservatory, a well maintained rear garden and off street parking for multiple cars.

The ideal family home, this property is conveniently located with access to several transport links including Bushey Station that provides direct links into London Euston as well as M1, M25 & A41 motorways. There are a variety of well regarded nurseries, primary schools and secondary schools within proximity. The property is close by to the vibrant Bushey high street which is full of many different shops and eateries with Watford shopping centre being just a short drive away.

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

## Entrance Hall

Door to front aspect.

## Lounge

17' 11" MAX x 14' 3" MAX ( 5.46m MAX x 4.34m MAX )

Window to front aspect, television point,

telephone point, storage cupboard.

## Dining Room

8' 6" x 8' 2" ( 2.59m x 2.49m )

Door to conservatory, radiator.

## Kitchen

12' 10" MAX x 11' 3" MAX ( 3.91m MAX x 3.43m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front and side aspect, sink with drainer and waste disposal unit, electric oven, gas hob with extractor hood, plumbing for washing machine, dishwasher and space for fridge/freezer.

## Conservatory

17' 3" x 8' 1" ( 5.26m x 2.46m )

Window to rear aspect, door to rear garden.

## Bedroom One

18' x 7' 11" ( 5.49m x 2.41m )

Window to side aspect, fitted wardrobe, door to conservatory.

## Bedroom Two

11' 3" MAX x 10' 8" MAX ( 3.43m MAX x 3.25m MAX )

Window to front aspect, radiator, door to en-suite.

## En-Suite

Shower cubicle, WC, vanity wash hand basin.

### Bedroom Three

9' 3" x 8' 1" ( 2.82m x 2.46m )

Window to rear aspect, radiator.

### Bedroom Four / Study

9' 8" x 6' 9" ( 2.95m x 2.06m )

Skylight, radiator.

### Bathroom

Window to side aspect, bath with mixer taps, vanity wash hand basin, hand towel rail and radiator.

### Outside

### Front Garden

Driveway for multiple cars.

### Rear Garden

37' 6" MAX x 25' 6" MAX ( 11.43m MAX x 7.77m MAX )

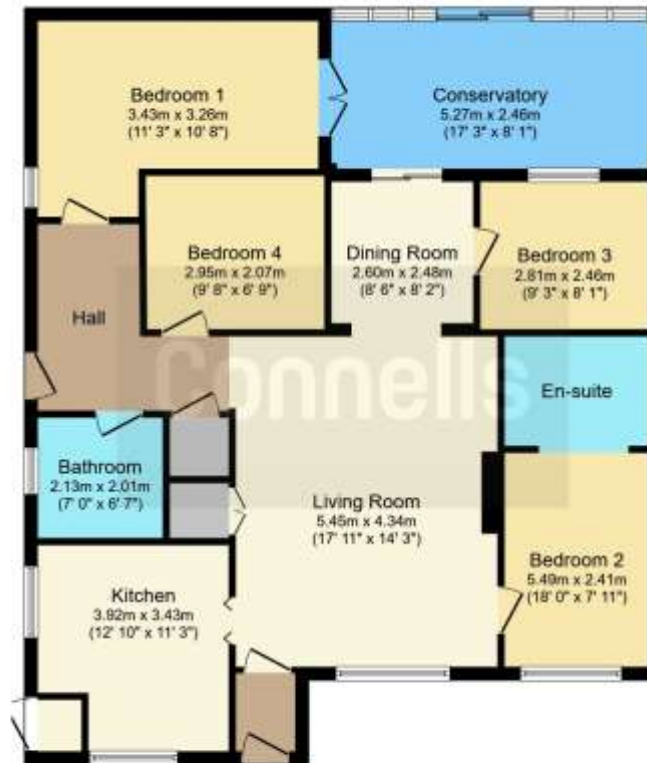
Patio area, laid lawn, side access. Access to side cupboard with mains power.

Garden Shed 10'5 max x 8'0 max (3.18m max x 2.44m max).









Total floor area 114.4 m<sup>2</sup> (1,231 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](http://www.focalagent.com)

To view this property please contact Connells on

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86 High Street  
BUSHEY WD23 3HD

**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BUS307557](http://connells.co.uk/Property/BUS307557)



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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