





# Normansfield Close Bushey WD23 4HL

for sale offers in excess of  
**£700,000**



## Property Description

Connells are delighted to bring this larger than average four bedroom semi-detached family home that is located in a sought after residential road in Bushey. This property has a wonderful flow of natural light throughout and is comprised of four bedrooms, two bathrooms, a cloakroom and an extended family sized kitchen diner.

Further benefits include a large well-presented rear garden, off street parking for several vehicles, recent modernisation throughout making this an ideal family home.

Benefits include a large well-presented rear garden, off street parking as well as the potential of no onward chain.

In addition to offering great potential this property is ideally located close to local Merry Hill Infant School and Nursery and

St Margaret's secondary School as well as other primary schools, secondary schools and nurseries. This location also provides access to several transport links including Bushey Station that provides direct services into London Euston as well as easy access to the A41, M1 & M25 motorways. Bushey Heath and Bushey Village are also a short walk away which are full of many different shops and eateries. Watford Shopping Centre is also just a short drive away.

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

## Entrance Hall

Window and door to front aspect, under stairs storage and radiator.

## Cloakroom

Water closet and vanity unit.

## Lounge

14' 4" max x 14' max ( 4.37m max x 4.27m max )

Window to front aspect and television point.

## Kitchen

16' 4" x 16' ( 4.98m x 4.88m )

Window to rear aspect, wall and base units, work surfaces, bi-folding doors to rear garden, electric oven, gas hob, washing machine, tumble dryer, dishwasher, fridge/freezer, one bowl sink with drainer.

## Bedroom 4/Dining Room

10' 3" x 9' 3" ( 3.12m x 2.82m )

Window to side aspect and radiator.

## First Floor Landing

Window to front aspect and radiator.

## Bedroom 2

14' 6" x 11' 4" ( 4.42m x 3.45m )

Window to front aspect and radiator.

### Bedroom 3

10' x 8' 11" ( 3.05m x 2.72m )

Window to rear aspect and radiator.

### Bathroom

Window to rear aspect, vanity unit, water closet, bath with mixer taps, heated towel rail.

### Second Floor Landing

### Bedroom 1

18' max x 14' 4" max ( 5.49m max x 4.37m max )

Skylight window to front, window to rear, storage in eaves and radiator.

### Ensuite

Shower cubicle, vanity unit, water closet and window to rear aspect.

### Outside

### Front

Driveway for several vehicles and side access to rear garden.

### Rear

Patio and laid to lawn.

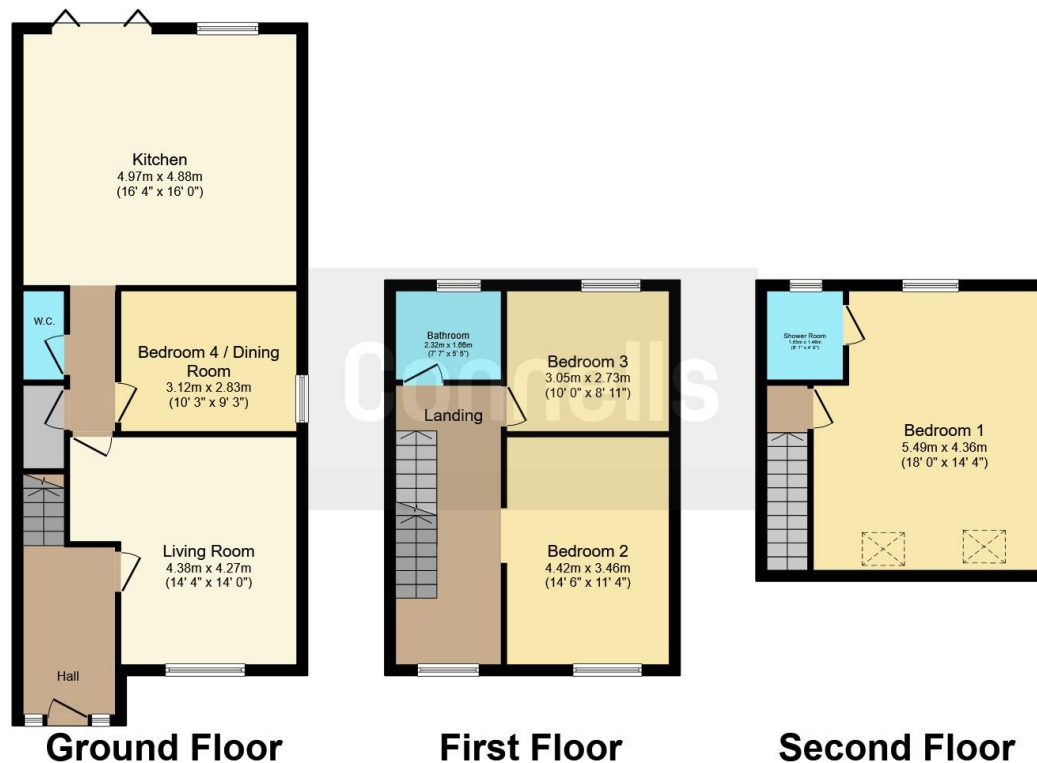












Total floor area 133.6 m<sup>2</sup> (1,439 sq.ft.) approx

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 Council Tax  
 Band: D

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BUS307890](http://connells.co.uk/Property/BUS307890)



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