



**Connells**

The Comyns  
Bushey Heath Bushey



# The Comyns

## Bushey Heath Bushey WD23 1HN

for sale offers in excess of  
**£1,000,000**



### Property Description

Connells are delighted to welcome this four bedroom detached home to the market. Located in one of the most desirable roads in Bushey Heath, close to Warren Lake and walking distance to Bushey Heath's High Road with its shops, delis and cafes. The house is on an attractive corner plot with a carriage driveway and a secluded rear garden.

Upon entering the property you are welcomed into an inviting entrance hall which leads to three reception rooms, a kitchen and downstairs cloakroom. As you continue to the first floor, there are four well proportioned bedrooms and family bathroom.

Externally there is a carriage driveway, suitable for approximately 3 vehicles. The mature rear garden is a perfect space for outdoor dining and entertainment.

The ideal family home, this property is conveniently located with access to several transport links including Bushey Station that provides direct services into London Euston as well as the A41, M1 and M25 motorways. There are a variety of excellent nurseries, primary schools and secondary schools within close proximity as well as places of worship.

With its sought after location and potential to add your own stamp, a viewing of The Comyns comes highly recommended. Contact Connells today.

### Ground Floor

#### Entrance Hall

Door to front aspect and window to side aspect.

#### Cloakroom

Window to rear aspect, water closet and wash hand basin.

#### Lounge

18' 6" max x 11' 11" ( 5.64m max x 3.63m )

Window to front and side aspect, open fire place and television point.

#### Dining Room

12' 1" max x 10' 7" ( 3.68m max x 3.23m )

Window to rear aspect and door to rear garden.

#### Tv Room / Office

10' 7" max x 9' 10" ( 3.23m max x 3.00m )

#### Kitchen

10' 7" max x 10' 7" max ( 3.23m max x 3.23m max )

## First Floor

### Landing

#### Bedroom 1

13' 11" x 11' 11" ( 4.24m x 3.63m )

Window to front and side aspect and radiator.

#### Bedroom 2

14' 7" x 10' 7" ( 4.45m x 3.23m )

#### Bedroom 3

12' 5" max x 11' 11" max ( 3.78m max x 3.63m max )

Window to front and rear aspect, fitted wardrobe and radiator.

#### Bedroom 4

13' 9" x 8' 6" ( 4.19m x 2.59m )

Window to front aspect, fitted wardrobe and radiator.

### Bathroom

Wetroom with shower, water closet, wash hand basin, window to rear aspect, tiled throughout and radiator.

### Outside

#### Front

Off street parking for several vehicles and side access.

#### Rear

Patio and laid to lawn.

## Garage

Window to side aspect with double doors.

### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timescales involved.



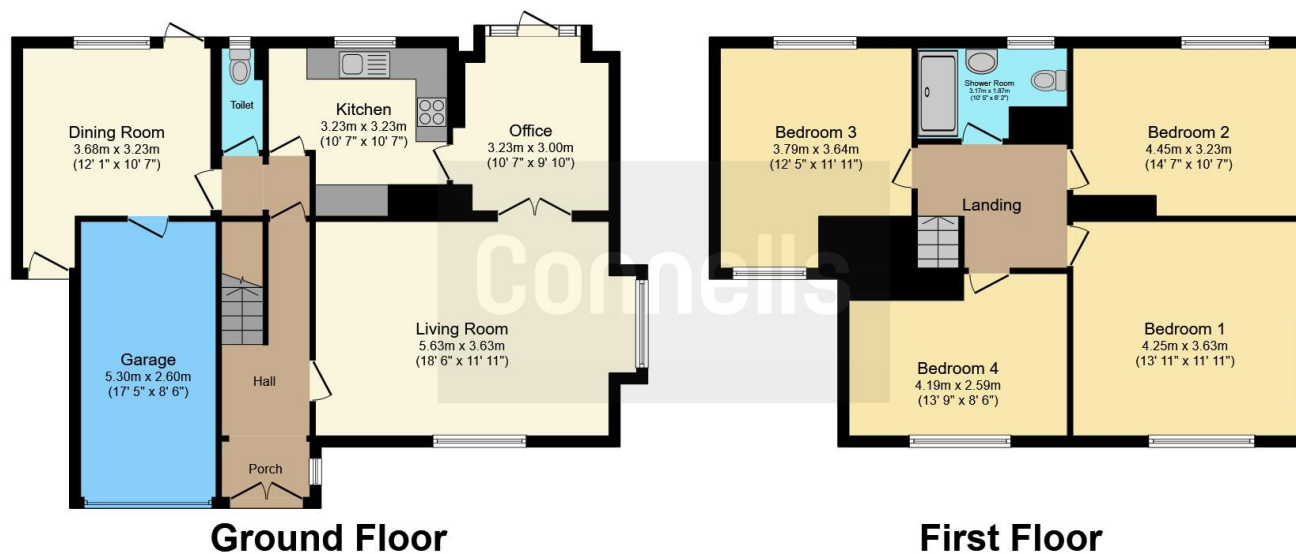












Total floor area 161.4 m<sup>2</sup> (1,737 sq.ft.) approx

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: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BUS307757](http://connells.co.uk/Property/BUS307757)



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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