



**Connells**

Hawthorn House Plantation Close  
Bushey

# Hawthorn House Plantation Close Bushey WD23 2PG

for sale  
**£350,000**



## Property Description

Connells are delighted to offer for sale this beautifully presented first floor, two bedroom apartment located in a sought after area with great access to Watford Town Centre and both Bushey and Watford Train Stations as well as the A41, M25 and M1 motorways.

The property comprises of a spacious open plan lounge, a modern fitted kitchen, two double bedrooms with en-suite off the master bedroom and a fitted bathroom. Externally there is allocated parking with visitor parking and access to the communal gardens. Hawthorn House is ideal for people looking to do minimal work as the property is in good condition throughout.

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

## Entrance Hall

Door to front aspect, three storage cupboards, radiator.

## Lounge

25' 1" max x 10' 2" max ( 7.65m max x 3.10m max )

Windows to front aspect, television point, radiator. Open plan to kitchen.

## Kitchen

Window to front aspect, wall and base units, work surfaces, 1.5 bowl sink and drainer, dishwasher, electric oven, gas hob, cooker hood, fridge freezer.

## Bedroom One

17' 2" max x 9' 2" max ( 5.23m max x 2.79m max )

Window to side aspect, built in wardrobe, radiator.

## En-Suite

Water closet, wash hand basin, shower cubicle.

## Bedroom Two

13' 8" max x 7' 5" max ( 4.17m max x 2.26m max )

Window side aspect, radiator.

## Bathroom

Bath and mixer taps, overhead shower, wash hand basin, heated towel rail, tiled.

## Outside

## Communal Gardens

Laid lawn.

## Parking

Allocated parking.

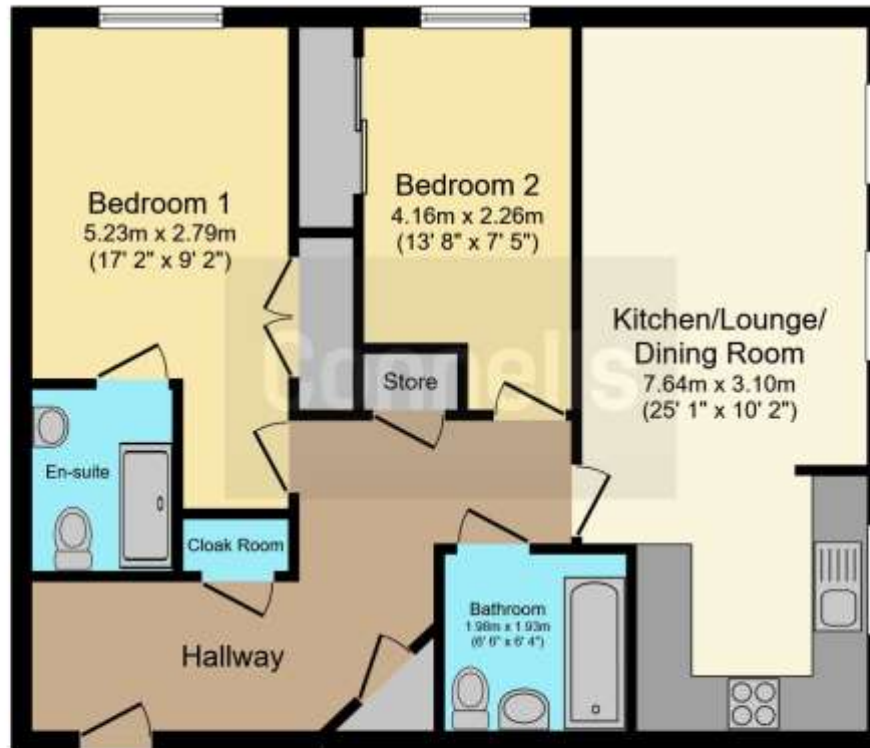












Total floor area 69.1 m<sup>2</sup> (744 sq.ft.) approx

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

**T 020 8950 4404**  
**E [bushey@connells.co.uk](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS307849](http://connells.co.uk/Property/BUS307849)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS307849 - 0002