





Property Description

Nestled in a peaceful setting, this delightful one-bedroom semi-detached cottage exudes charm and character at every turn. Recently renovated, the property seamlessly blends modern updates with its original features, ensuring it retains its unique appeal. The open brickwork and cozy fireplaces create a warm, inviting atmosphere throughout, while the newly installed kitchen offers the perfect balance of modern convenience and timeless style.

Step outside to discover a beautifully landscaped garden, ideal for enjoying sunny afternoons or quiet evenings in nature. Additionally, the cottage includes a separate outbuilding, offering versatile space for storage, a workshop, or even the potential for a home office.

With its perfect blend of rustic charm and contemporary upgrades, this cottage provides a peaceful retreat for those seeking a character-filled home with all the comforts of modern living.

In addition to offering great potential this property is ideally located close to local Merry Hill Infant School and Nursery, Ashfield Junior School and St Margaret's Independent 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.

Ground Floor

Entrance Hall

Door to front aspect.

Lounge

Window to front and side aspect, open brickwork and fire.

Kitchen

Window to side and rear aspect, door to rear garden, wall and base units, work surfaces, one bowl sink with drainer, washing machine, space for dishwasher and fridge/freezer, electric oven and hob, cooker-hood.

Dining Room

Within the kitchen, window to rear aspect.

First Floor

Bedroom 1

Window to front aspect and radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, water closet, wash hand basin and radiator.

Outside

Side access, laid to lawn, raised flower beds and outbuilding with power and light.

Agents Note

It is our understanding that the property is not yet registered at the Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. we advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









Total floor area 50.4 m² (543 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

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86 High Street
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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BUS307747



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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