



Connells

Aldenham Road  
Bushey





## Property Description

Connells are delighted to bring this stunning four bedroom period house to the market that is situated on a popular residential road in Bushey. Bursting with character, this property comprises of a spacious lounge and dining room opening onto a beautifully designed fitted kitchen with an open plan living area overlooking the the rear garden. Upstairs, spread over two floors, are four double bedrooms as well as two modern bathrooms. The house has been refurbished to a high standard in keeping with the character of the property. To the front is a large driveway and to the rear is an expansive landscaped garden with a patio area, making it ideal for outdoor dining and entertainment.

The ideal family home, this property is also conveniently located with access to several transport links including Bushey Station that provides direct links into London as well as the A41, M1 and M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within proximity. The bustling Bushey Village, Watford High Street and Shopping Centre are also just a short distance away providing numerous shops, amenities, eateries and entertainment and recreational facilities.

Viewing is highly recommended. For more information or to book a viewing, please contact Connells today.

## Entrance Hall

Door to front aspect, window to side aspect, wooden oak flooring, radiator.

## Lounge

14' 9" into bay x 13' 1" ( 4.50m into bay x 3.99m )

Double glazed full length bay windows to front aspect, wooden oak flooring, gas fire, radiator.

## Dining Room

14' 9" max x 13' 1" ( 4.50m max x 3.99m )

Open plan with lounge, wooden oak flooring, radiator, television point.

## Kitchen

21' 2" x 7' 10" ( 6.45m x 2.39m )

Fitted kitchen comprising wall and base units, skylight windows, integrated gas oven, gas hob, fridge freezer, stainless steel sink, extractor fan, tiled flooring, Open plan to snug area and utility area.

## Utility Room

8' 3" max x 8' ( 2.51m max x 2.44m )

Open plan from kitchen, comprising matching base units, tiled flooring, washing machine, fridge/freezer, microwave, megaflow boiler cupboard.

## Snug

10' 10" x 6' 6" ( 3.30m x 1.98m )

Tiled flooring, radiator, biofold doors to rear garden.

## Cloakroom

Window to side aspect, wash hand basin, shower, WC, heated towel rail.

## First Floor Landing

Stairs from entrance hall, windows to front aspect, window to side aspect.

## Bedroom One

16' 2" into bay x 13' 6" max ( 4.93m into bay x 4.11m max )

Double glazed window to front aspect, fitted wardrobe, built in wardrobe, television point.

## Bedroom Four

15' 3" x 13' 4" ( 4.65m x 4.06m )

Double glazed window to rear aspect, radiator.

## Bathroom

Double glazed window to rear aspect, vanity unit with wash hand basin, bath with mixer taps, shower cubicle, WC, heated towel rail.

## Second Floor Landing

Stairs from first floor, window to side aspect, loft access, radiator.

## Bedroom Two

15' 8" x 13' 10" ( 4.78m x 4.22m )

Double glazed window to front aspect, Currently used as an office.

## Bedroom Three

15' 3" max x 13' 9" ( 4.65m max x 4.19m )

Double glazed window to rear aspect, radiator.

## Bathroom

Double glazed window to rear aspect, fully tiled wet room, shower cubicle, freestanding bath with mixer taps, vanity unit with wash hand basin, WC, heated towel rail.

## Outside

## Front Garden

Large paved driveway.

## Rear Garden

Decking area, patio and laid to lawn, side access.

## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Agents Note

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.















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  
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EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BUS307960](http://connells.co.uk/Property/BUS307960)



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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