



**Connells**

Cooks Mead  
Bushey

# Cooks Mead Bushey WD23 4FE

for sale  
**£450,000**



## Property Description

Connells are delighted to bring this well-presented terraced house to the market that is situated in a sought after area of Bushey Village. The property comprises of one reception room, two double bedrooms and a sizable third, a fitted kitchen and family style bathroom.

Cooks Mead benefits from an enclosed rear garden that is ideal for outdoor dining and entertainment purposes and on street parking. Further benefits include recent refurbishments in particular the kitchen and bathroom.

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

The vibrant Bushey High Street and Bushey Village are within walking distance which are full of many different shops and eateries. Watford Shopping Centre is also just a short drive away.

## Entrance Porch

Door to front aspect and window to side.

## Entrance Hall

Under stairs storage cupboard.

## Reception Room

Window to rear aspect, door to rear garden and radiator.

## Kitchen

Window to front aspect, boiler house, wall and base units, work surfaces, one bowl sink with drainer, fridge/freezer, washing machine, dishwasher, electric oven, gas hob and cooker-hood.

## Landing

Two storage cupboards.

## Bedroom 1

Window to rear aspect, built in wardrobe and radiator.

## Bedroom 2

Window to front aspect and radiator.

## Bedroom 3

Window to rear aspect and radiator.

## Bathroom

Separate room with the water closet, window to front aspect, bath with mixer taps, tiled throughout and radiator.

## Front

Non-restricted on street parking.



## Rear

Southerly facing, patio and laid to lawn.











Total floor area 75.8 m<sup>2</sup> (816 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)

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

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BUS305096](http://connells.co.uk/Property/BUS305096)



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