



Bushey Hall Park Bushey Hall Drive  
Bushey



### Property Description

\*\* NO CHAIN \*\* A spacious detached over 50's park home situated in the popular Bushey Hall Park in Bushey. This property is in good condition throughout and comprises of three good sized bedrooms, two reception rooms as well as a modern fitted kitchen and bathroom. Benefits include a well-maintained wrap around garden, an en-suite to the master bedroom, an open plan kitchen and diner, additional storage under chassis, as well as two patio areas.

The ideal home for downsizers, this property is also conveniently located with excellent transport links including Watford Junction, Watford High Street and Bushey Train Station that provides direct services into London as well as the A41, M25 and M1 motorways.

The property is also close by to numerous shops, eateries and amenities with the vibrant Watford High Street and Watford Shopping Centre just a short drive away providing numerous shops, eateries and entertainment facilities.

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



### Dining Room

Window to rear aspect, double glazed, radiator, patio doors to garden.

### Kitchen

Fitted kitchen comprised with wall and base units, work surfaces to match, window to front aspect, double glazed, sink with drainer, electric oven, gas hob, larder, plumbing for washing machine, space for fridge/freezer, radiator.

### Bedroom One

Window to side aspect, double glazed, fitted wardrobes, radiator.

### En-Suite

Window to side aspect, double glazed, shower cubicle, vanity basin, extractor fan, WC, radiator.

### Bedroom Two

Window to front aspect, double glazed, built in wardrobes, radiator.

### Bedroom Three

Window to rear aspect, double glazed, radiator.

### Bathroom

Window to side aspect, double glazed, radiator, bath with mixer taps, vanity basin, WC, extractor fan, shaver point.

### Entrance Hall

Door to front aspect.

### Lounge

Window to front and side aspect, double glazed, radiator, television point, telephone point, french doors to garden.

## Outside

## Garden

Wrap around garden, front and side patio area, shed, rear lawn, storage under chassis.

## Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.

Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk)).

Please note that the Property is restricted from sub-letting.

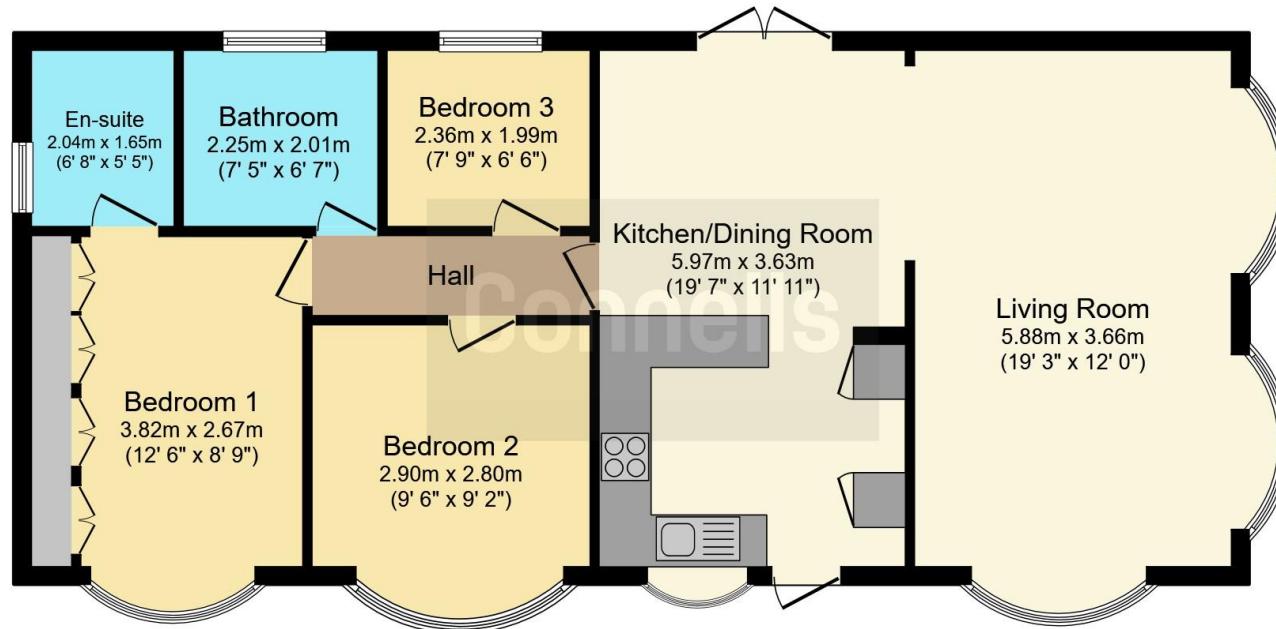
## Agents Note

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.









Total floor area 87.5 m<sup>2</sup> (942 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**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating:  
 Exempt

Council Tax  
 Band: A

Tenure:

**view this property online [connells.co.uk/Property/BUS308135](http://connells.co.uk/Property/BUS308135)**

We are currently awaiting Tenure details. 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.

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