



**Connells**

The Rutts  
Bushey Heath Bushey

# The Rutts

## Bushey Heath Bushey WD23 1LN

for sale  
**£475,000**



### Property Description

Situated in the highly sought-after area of Bushey Heath, this beautifully presented two-bedroom detached home offers a modern lifestyle in a prime location. Set within The Rutts, the property is just a short stroll from the high street with its array of shops, restaurants, and excellent transport links, making it perfect for both convenience and comfort.

The ground floor boasts a stylish open-plan living space, designed to maximise natural light and create a welcoming atmosphere throughout. The contemporary interior has been thoughtfully finished, complemented by a sleek modern kitchen and a useful downstairs cloakroom, ideal for modern-day living.

To the rear, the home benefits from a private outdoor patio garden, offering an excellent low-maintenance space for entertaining or relaxing. With two well-proportioned bedrooms upstairs, a premium finish throughout, and the added benefit of being offered chain free, this property is a rare opportunity to secure a modern home in one of Bushey Heath's most desirable locations.

### Entrance Hall

Door to front aspect, access straight into living area.

### Cloakroom

Vanity unit and water closet.

### Lounge

Window to front and side aspect, under stairs storage cupboard.

### Kitchen

Window and door to rear aspect, wall and base units, work surfaces, integrated microwave, dishwasher, washing machine, fridge/freezer, electric oven, gas hob, cooker-hood.

### Landing

Loft access.

### Bedroom 1

Window to front aspect, built in wardrobe and radiator.

### Bedroom 2

Window to rear aspect and radiator.

### Bathroom

Partially tiled, heated towel rail, bath with mixer taps and vanity unit.

**Outside**

**Rear**

Patio with side access.













Total floor area 65.6 m<sup>2</sup> (707 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  
BUSHEY WD23 3HD

EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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Property Ref: BUS308160 - 0005