



**Connells**

Meadow Road  
Bushey



Meadow Road  
Bushey WD23 3PW

for sale offers in excess of  
**£325,000**



## Property Description

Connells are delighted to offer this spacious first floor flat situated on the desirable Meadow Road. Boasting two generously sized double bedrooms, this property combines comfortable living with excellent convenience, making it a fantastic choice for first-time buyers, families, or investors.

The flat benefits from a well-proportioned lounge, a modern fitted kitchen, and a family bathroom suite, all presented in good condition. One of the standout features is the private rear garden, offering a rare outdoor retreat perfect for relaxing or entertaining during the warmer months.

Further advantages include ample on street parking and the property's close proximity to local amenities and transport links, ensuring easy access to shops, schools, and rail services. This is a wonderful opportunity to secure a well-presented home in a sought-after location.

## Entrance Hall

Door to front aspect, storage cupboard and radiator.

## Cloakroom

Window to side aspect, vanity unit, water closet and boiler house.

## Kitchen

Window to front aspect, wall and base units, work surfaces, one bowl sink with drainer, electric oven and hob, cooker-hood, dishwasher and washer/dryer.

## Bedroom 1

Window to rear aspect and radiator.

## Bedroom 2

Window to front aspect and radiator.

## Outside

## External Storage Cupboard

## Private Rear Garden



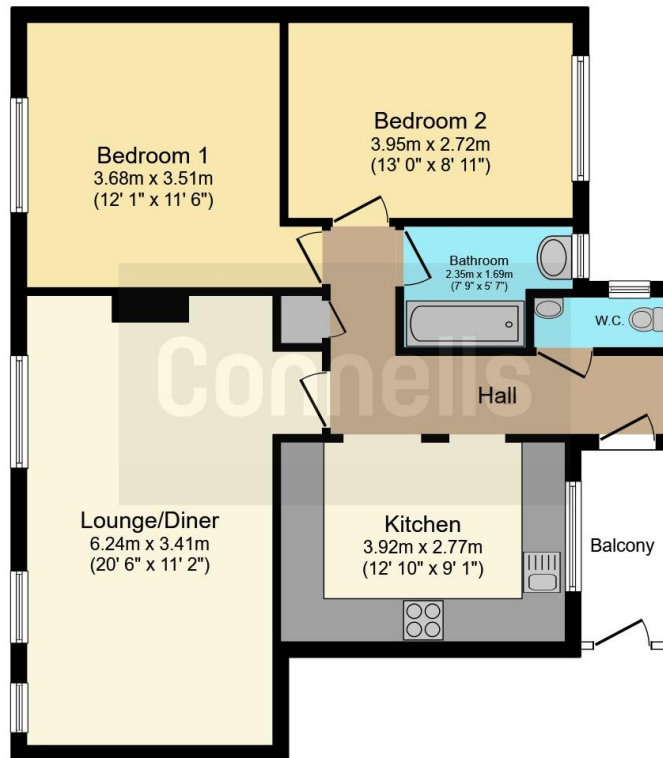












Total floor area 71.9 m<sup>2</sup> (774 sq.ft.) approx

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](mailto:bushey@connells.co.uk)**

86 High Street  
 BUSHEY WD23 3HD

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1044.00

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308163](http://connells.co.uk/Property/BUS308163)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Nov 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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