





Property Description

Connells are delighted to offer this charming two-bedroom semi-detached bungalow located in the sought-after area of North Bushey. The property boasts two reception rooms, a spacious layout and is presented in move-in ready condition, whilst still offering scope for personalisation and improvement. With a generous rear garden, the home also provides exciting potential to extend (STPP), making it ideal for those looking to grow into a long-term home.

The accommodation briefly comprises an entrance hallway, two well-proportioned bedrooms, a bright and welcoming living room, a second reception room/dining area, fitted kitchen and family bathroom. The bungalow has been lovingly maintained and offers the perfect balance of comfort and opportunity to modernise to taste.

Externally, Heather Rise benefits from a large rear garden that is mainly laid to lawn with mature shrubs and fencing to borders, offering both privacy and a fantastic outdoor space. With no onward chain, excellent local schooling and amenities nearby, this property represents a fantastic opportunity to purchase in a highly desirable location.

Entrance Hall

Door to side aspect, radiator.

Lounge

Window to rear aspect, door to garden, television point.

Dining Room

Radiator.

Kitchen

Window to side aspect, fitted kitchen with wall and base units, electric oven, electric hob, dishwasher.

First Floor

Bedroom 1

Window to front aspect, fitted wardrobe, radiator.

Bedroom 2

Window to front aspect, built in wardrobe, radiator.

Bathroom

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

Outside

Rear Garden

Decking and laid to lawn.

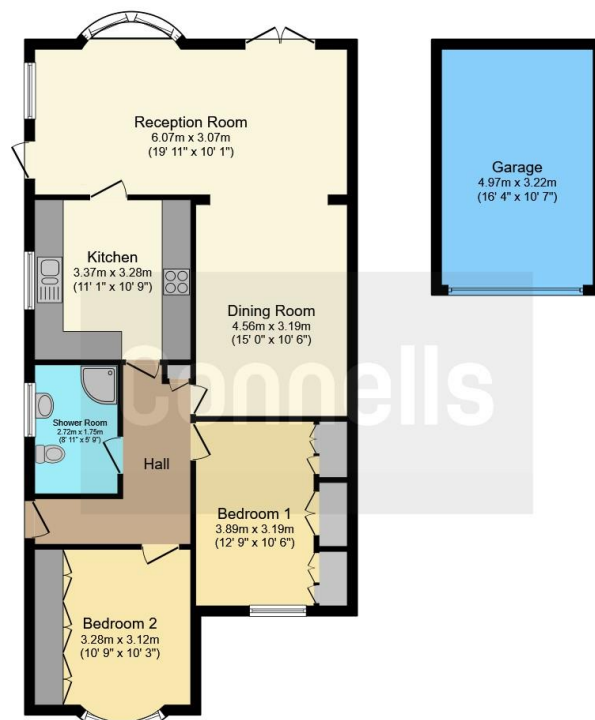
Agents Note

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.









Floor Plan

Garage

Total floor area 101.4 m² (1,091 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

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: D

Tenure: Freehold

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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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