



**Connells**

Rosebery Road  
Bushey



## Property Description

Situated on the sought-after Rosebery Road in the popular Merry Hill area of Bushey, this charming two-bedroom period home perfectly combines character with modern living. The property is ideally located for families, with highly regarded schools, local parks, and transport links all within easy reach, as well as excellent access to Bushey High Street and Watford town centre.

The accommodation features two spacious double bedrooms, a stylish family bathroom, and generous ground-floor living space including two reception rooms and a versatile study area, ideal for home working. The home retains delightful period features throughout, complemented by tasteful modern updates, offering a comfortable and welcoming feel from the moment you step inside.

Outside, residents benefit from on-street parking and the convenience of no onward chain, making this an attractive opportunity for both first-time buyers and downsizers alike. This is a wonderful chance to secure a beautifully presented home in one of Bushey's most desirable family areas.

### Entrance Hall

Door to side aspect.

### Cloakroom

Window to side aspect, water closet and wash hand basin.

### Lounge

Window to front aspect, storage shelves and electric heater.

### Dining Room

Window to side aspect, under stairs storage and radiator.

### Kitchen

Window to rear and side aspect, one and a half bowl sink with drainer, one and a half bowl sink with drainer, wall and base units, work surfaces, gas hob and oven, cooker-hood, plumbing for a dishwasher, space for fridge/freezer.

### Study

Patio door to rear aspect & plumbing for a washing machine.

### Landing

### Bedroom 1

Window to front aspect, built in wardrobe and radiator.

### Bedroom 2

Window to side and rear aspect, storage and radiator.

### Bathroom

Window to rear aspect, bath with mixer taps and hand held shower and wash hand basin.

## Outside

### Front

Paved path and side access.

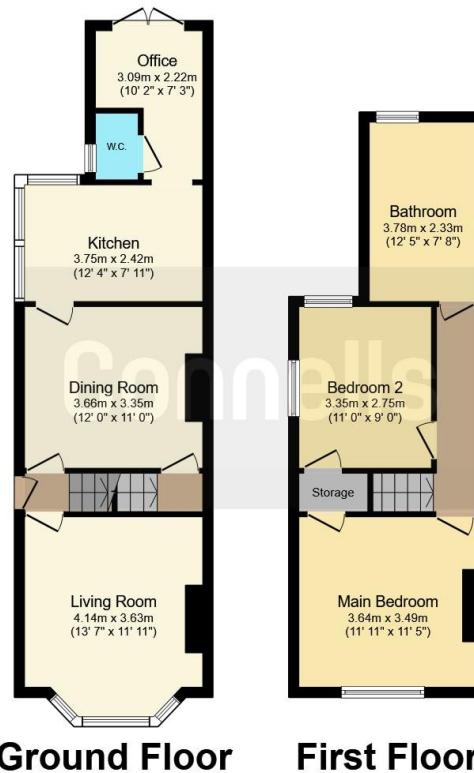
### Rear

Patio, laid to lawn and side access.









**Ground Floor**

**First Floor**

**Total floor area 84.2 m<sup>2</sup> (907 sq.ft.) approx**

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

Tenure: Freehold

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Property Ref: BUS308120 - 0002