



**Connells**

Bushey Mill Lane  
Bushey



## Property Description

Connells are pleased to bring this well-presented extended semi-detached house to the market that is situated on a popular residential road in North Bushey.

The property comprises of an expansive living area, five generous size bedrooms a modern bathroom and shower room as well as a modern fitted kitchen/diner, making it an ideal home for a growing family.

This property benefits from a large rear garden that is easily maintainable, off street parking for several cars, as well as the potential for further extension (STPP).

The property is also conveniently located with well-regarded schools in proximity including, Highwood Primary School and Queens Senior School. It also benefits from as well as being located with excellent transport links including Watford Junction and Bushey station that provides direct services into London as well as the A41, M25 and M1 motorways. Watford High Street and Shopping Centre are also a short distance away providing numerous shops, eateries, recreational and entertainment facilities.

Viewing is highly recommended to appreciate the benefits of this property.

## Entrance Hall

Door to front aspect, radiator and under stairs storage.

## Cloakroom

Water closet, heated towel rail, vanity unit and shower cubicle.

## Lounge

24' 3" into bay x 11' 6" max ( 7.39m into bay x 3.51m max )

Window to front aspect, radiator and television point,

## Dining Room

Window to front aspect and radiator.

## Kitchen

25' 2" x 10' 5" ( 7.67m x 3.17m )

Window to rear, door to garden, work surfaces, wall and base units, electric oven, gas hob, cooker-hood, one bowl sink with drainer, plumbing for a washing machine and dishwasher.

## Utility Room

7' 10" x 4' 7" ( 2.39m x 1.40m )

Boiler house and plumbing for a washing machine.

## Landing

Loft access and radiator.

## Bedroom 1

13' 3" into bay x 9' 7" into wardrobe ( 4.04m into bay x 2.92m into wardrobe )

Window to front aspect, built in wardrobe and radiator.

### Bedroom 2

10' 10" max x 10' 7" ( 3.30m max x 3.23m )

Window to rear aspect, built in wardrobe and radiator.

### Bedroom 3

10' 7" max x 8' 9" ( 3.23m max x 2.67m )

Window to rear aspect, built in wardrobe and radiator.

### Bedroom 4

12' max x 8' ( 3.66m max x 2.44m )

Window to front aspect, built in wardrobe and radiator.

### Bedroom 5

10' 4" max x 7' 5" ( 3.15m max x 2.26m )

Window to rear aspect, built in wardrobe and radiator.

### Bathroom

Bath with mixer taps, tiled throughout, window to side aspect, heated towel rail, vanity unit and water closet.

### Outside

#### Front

Paved driveway for several vehicles.

#### Rear

Side access, patio and laid to lawn.

### Outbuilding

18' 11" x 13' 4" ( 5.77m x 4.06m )

Door to front aspect, window to front aspect electric and light.









TOTAL: 166.2 m<sup>2</sup> (1,789 sq.ft.)

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

Tenure: Freehold

**view this property online [connells.co.uk/Property/BUS307618](http://connells.co.uk/Property/BUS307618)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BUS307618 - 0003