



Park View House Eastbury Road Watford WD19 4PZ

for sale offers in excess of
£325,000



Property Description

SHARE OF FREEHOLD | NO ONWARD CHAIN

Situated on the highly sought-after Eastbury Road, this well-presented ground-floor apartment offers spacious and practical accommodation, featuring two double bedrooms, a long lease, share of freehold ownership, and no ground rent. Further benefits include no onward chain and a garage located in a separate block to the rear.

Occupying a desirable position overlooking a green open space, the property enjoys an attractive front aspect with pleasant park views, creating a bright and peaceful setting. Conveniently located within easy reach of Bushey Station, local shops, and a range of everyday amenities, this home is ideally suited to first-time buyers, downsizers, and investors alike.

The accommodation is accessed via a welcoming entrance hall, leading through to a spacious living/dining room with ample room for both seating and dining furniture. The kitchen is fitted with a range of wall and base units, complemented by generous worktop space, room for freestanding appliances, and an electric oven with hob.

Both bedrooms are comfortable doubles and benefit from built-in wardrobes, providing excellent storage. The accommodation is completed by a bathroom fitted with a bath and wash hand basin, together with a separate WC.

Eastbury Road is a highly regarded residential location, ideally placed for commuters and just a short walk from Bushey Station, offering direct services into London Euston.

Entrance Hall

Front door, coat cupboard, large storage cupboard, radiator, doors to all rooms.

Lounge

Window to front aspect, television point, telephone point, radiator, double patio doors.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to front and side aspect, sink with drainer, electric eye-level oven, electric hob, plumbing for washing machine and dishwasher, space for fridge/freezer, airing cupboard, radiator.

Bedroom One

Window to rear aspect, built in wardrobe, radiator.

Bedroom Two

Window to rear aspect, built in wardrobe, radiator.

Bathroom

Window to side aspect, wash hand basin, bath with mixer taps and overhead shower, heated towel rail.

Separate Wc

Window to side aspect, WC, vanity wash hand basin.

Outside

Garage

In separate block located at rear of the property.

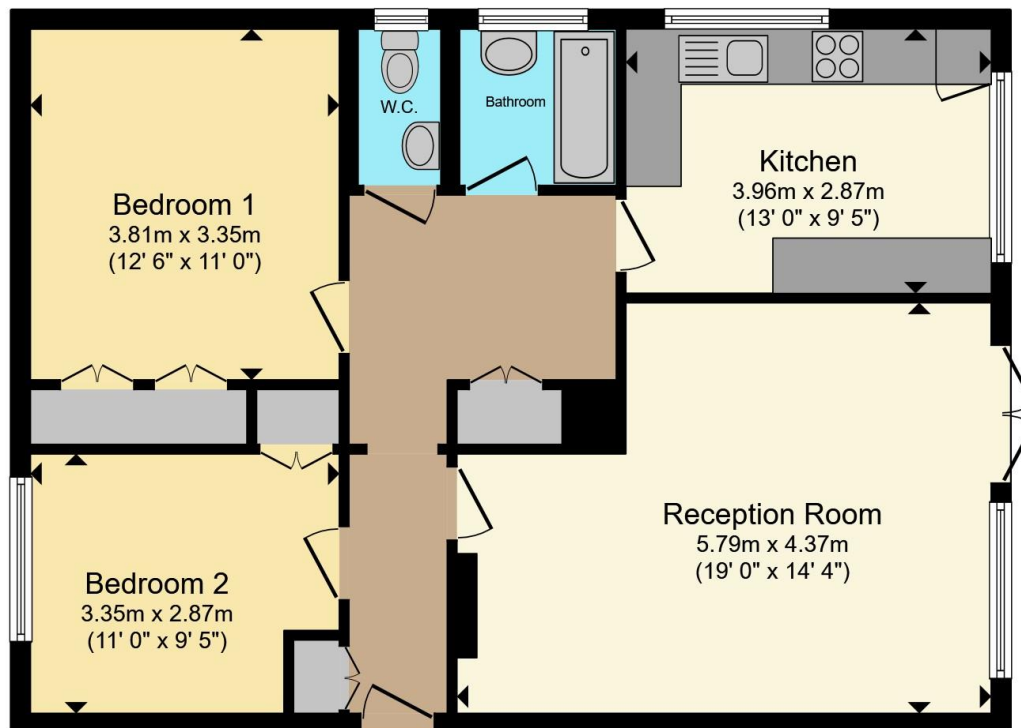
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 77.3 m² (832 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.propertybox.io



To view this property please contact Connells on

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86 High Street
 BUSHEY WD23 3HD

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1520.04

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308409

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1971. 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.

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