



Connells

Park Road
Bushey



Property Description

Nestled within the highly sought-after Conservation Area of Bushey Village, this charming three-bedroom split-level period maisonette combines character, modern comfort and flexible living accommodation, just a short walk from the vibrant High Street.

With its own private entrance, the property offers a house-like feel and features a welcoming hallway with fitted storage and an under-stairs cupboard. Arranged over two floors with a short flight of stairs providing easy access between levels, the accommodation enjoys high ceilings and bright rooms.

The spacious lounge/dining room provides an ideal space for relaxing and entertaining, complemented by a contemporary fitted kitchen with integrated appliances. There are three versatile bedrooms, suitable for family living, guests or home working, together with a stylish modern bathroom with shower over bath.

Further benefits include excellent built-in storage, a fully insulated and boarded loft with lighting and pull-down ladder access, permit parking, a long lease, low ongoing charges and an EPC rating of C.

Ideally located close to Bushey's cafés, restaurants, boutiques and local amenities, the property also offers convenient access to highly regarded schools, Bushey Station and major road links including the A41, M1 and M25.

A beautifully presented home offering an attractive blend of period character, practicality and convenience, ideal for first-time buyers, professionals, families and investors alike.

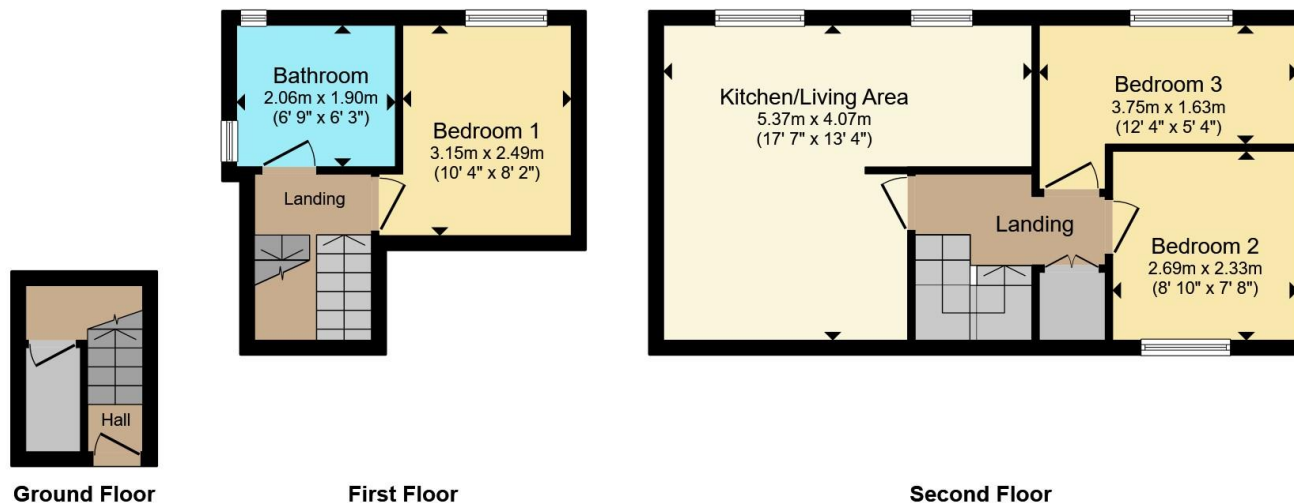
Agents Note

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 63.4 m² (682 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: C

Service Charge: 604.00 Ground Rent:
 249.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308774

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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