



Connells

Park View House Eastbury Road
Watford

Park View House Eastbury Road Watford WD19 4PZ

for sale offers in excess of
£350,000



Property Description

**** SHARE OF FREEHOLD **** Set on the ever-popular Eastbury Road, this well-presented ground floor apartment offers two double bedrooms, a long lease, no ground rent, no onwads chain, and the added benefit of a garage in a separate block to the rear.

Occupying an attractive position opposite a park, the property enjoys a beautiful open front aspect with delightful green views. Ideally positioned close to Bushey Station and within easy reach of local amenities and shops, this home is perfect for first-time buyers, downsizers, or investors alike.

The property welcomes you via a generous entrance hall, leading into a bright and spacious living/dining room with ample space for both lounge and dining furniture. The kitchen offers a range of wall and base units, generous worktop space, room for white goods, and an electric hob and oven.

Both double bedrooms benefit from built-in wardrobes, while the accommodation is completed by a bathroom with bath and wash hand basin, plus a separate WC.

Eastbury Road is a sought-after residential location just 0.2 miles from Bushey Mainline & Overground Station, offering fast services into London Euston in approximately 20 minutes. Excellent road links include the A41, M1, and M25, all within easy reach.

For more information or to arrange a viewing, please contact Connells today.

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

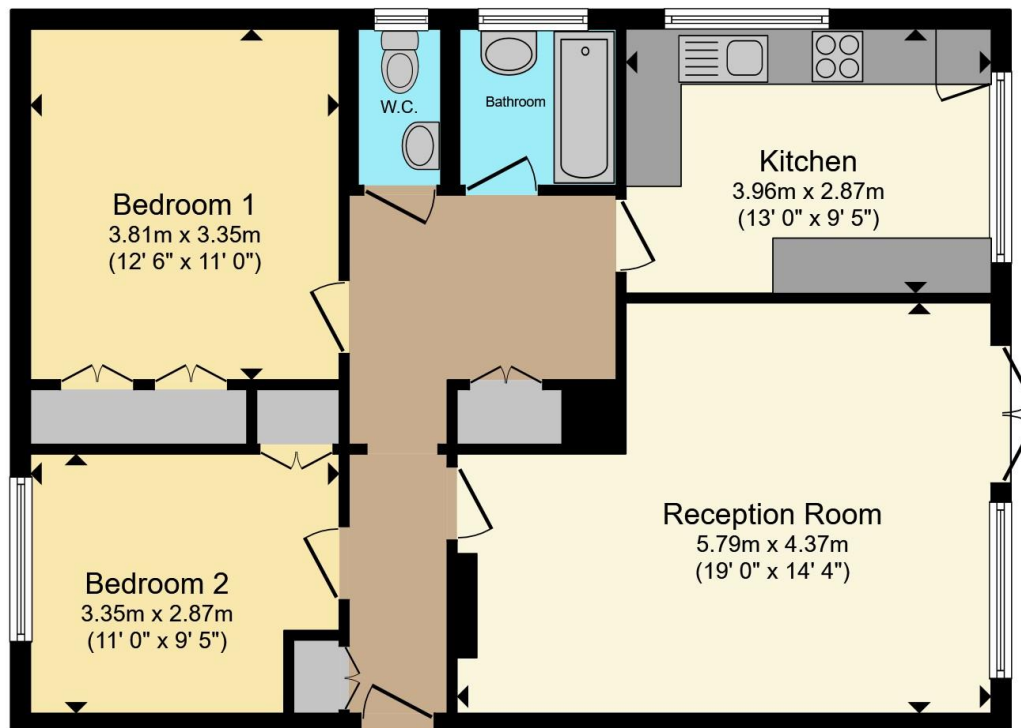
Garage

In separate block located at rear of the property.









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

Connells

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:
 15204.04

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.

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.



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